



THE STORY OF

2 Priory Court

Thornham, Norfolk

SOWERBYS



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Thornham, Norfolk
PE36 6NT

Detached House

Four Double Bedrooms

Discreet Location

Two Reception Rooms

Games Room

Double Garage

Private Gardens

Close Walk to all Village Amenities

2,280 Sq. Ft. of Accommodation

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Tucked away from the hustle and bustle of this popular coastal village, 2 Priory Court is a substantial family home with an abundance of well balanced living and entertaining space.

There is an immediate sense of space when you step inside this home with its wide and welcoming hallway greeting you. There is an abundance of entertaining and relaxing space on the ground floor with a sitting room and dining room which either can be opened up to create enough room for a large family Christmas gathering, or used as their own separate rooms. There is a kitchen/breakfast room and a study, so even when the house is full of excited guests, both young and old, there is enough flexibility for everyone to find some peace and quiet for a good book or an afternoon snooze. At the back of the house is what is currently used as a games room, perfect for distracting the youngsters, but with the downstairs WC beside it, there is potential to use it as a ground floor bedroom for granny and grandad. There is also space to enlarge the WC and create a downstairs wet room which would also be perfect for sluicing down after a sandy day on the beach.

Upstairs there are four good double bedrooms, the largest having an en-suite shower room, while the others share a generous bathroom.

Outside and to the front there is off-street parking as well as a separate, brick built double garage which is ideal for the storage of bicycles, kayaks, wind surfs, a RIB or maybe even a car! To the rear of the house is an exceptional garden; patio and then laid to lawn with mature hedging to both sides making it both private and secure and with ample room for both two legged and four legged little ones to run off steam.

2 Priory Court has been both a much loved and much used family home from home and whilst not being enjoyed by the family it has been equally enjoyed by other families as a very successful and popular holiday let.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Thornham

A COASTAL BOLTHOLE
WITH MANY FOODIE HOTSPOTS

Thornham may just be the quintessential Norfolk coastal bolthole. With plenty of brick and flint cottages and larger period homes just a short walk from the water's edge and nature reserve, dig a little deeper and you'll also discover it is a fantastic foodie hotspot with a clutch of award winning pubs and eateries, along with a boutique retail park. Once a largely forgotten village on the run between Hunstanton and Burnham Market, over the past decade Thornham has evolved into a chic stop.

Historically a centre of trade and seafaring, the village was used by the Romans and saw fierce conflict between smugglers over the centuries until the harbour silted up in the early 20th century. Many of the traditional fishermen's cottages have been gentrified with a soft palette and contemporary coastal style and life now moves at a calmer pace.

Start the day with a slow brunch at Thornham Deli before picking up some nibbles at the food counter or browsing its quirky lifestyle store. Then, continue your retail therapy a little further along the coast road at Drove Orchards, which seems to have something fresh each season. Or take it easy and fill your basket at the Farm Shop – with a small meat counter, deli, bakery and pantry selection, plus a satellite of Gurneys Fish Shop next door, dinner's sorted. Open Sky Cycles can also be found here, offering bike hire, making this a great base to leave the car and explore.

Drove Orchards is also home to the original, award winning Eric's Fish & Chips and Eric's Pizza, located in a neighbouring Yurt, where traditional dishes have been given a contemporary spin. But if you are looking for good pub grub, head to The Lifeboat Inn or The Orange Tree – both located within this small but prominent village. Whilst some stumble upon Thornham by accident while touring the coastline, there are many who have decided to make it a place to call home.



Note from Sowerbys



“A much loved family home from home, 2 Priory Court has also been enjoyed as a successful holiday let.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 9537-8129-6200-0832-3292

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///contracts.prelude.takeovers

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