



APARTMENT ONE

FISHER'S COURT



INTRODUCING

Apartment One

Fisher's Court, Burnham Market, King's Lynn,
PE31 8HG



A Beautiful Restoration Within a New Development

Elegantly Designed by Langton Homes

Open-Plan Kitchen/Dining/Living Room

En-Suite Bedroom

Rare Opportunity in the Heart of Burnham Market

Off-Street Parking

Air Source Heating

10 Year ICW Warranty



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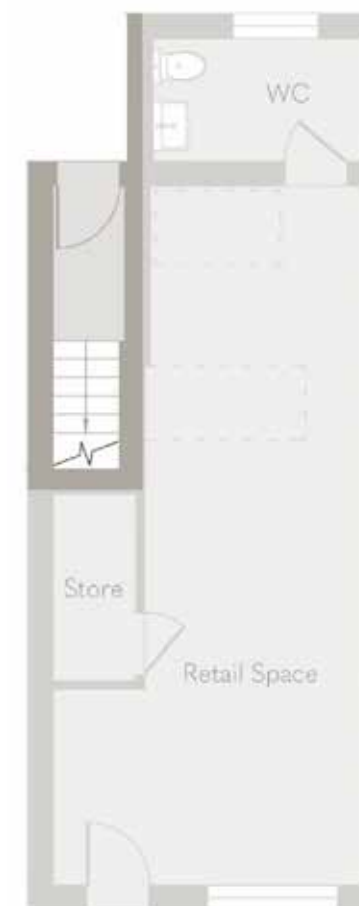
Apartment One



Apartment One is the final home to be released at Fisher's Court and as you would expect of any Langton Homes property, it is immaculately finished throughout. Entered via the discrete courtyard to the rear, the apartment is arranged over the first and second floors of this charming Victorian cottage. On the first floor is an L-shaped open-plan living space with a sleek and very stylish kitchen on both sides of the room providing plenty of work surfaces, whilst there is room for a small dining table which can then open up into a natural seating and relaxing area. On the second floor is a perfectly formed double bedroom suite with a built-in utility cupboard. What is particularly lovely about the upper floor are the wonderful views over Burnham Market's rooftops to the countryside beyond. The apartment has its own off-street parking space, an essential for this village during the popular times of the year, along with an EV charger. With a central location within the village, and every amazing attribute just moment's away, this really is the ideal lock-up-and-leave property and it would undoubtedly prove an exceptionally popular holiday home.

FIRST FLOOR Living Room 8'6" x 7'10" (2.60m x 2.38m) | Kitchen/Dining Room 17'3" x 8'6" (5.27m x 2.60m) **SECOND FLOOR** Bedroom 8'10" x 8'5" (2.68m x 2.57m)





Ground Floor
(Showing Access)



First Floor



Second Floor



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.

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Specification

Exceptional Quality - Sympathetically designed with fine attention to detail, a celebration of traditional coastal architecture seamlessly paired with quality modern finishes.

EXTERNAL FINISHES

- Traditional masonry
- Wall materials to be a mixture of brick, flint and chalk
- Terracotta pantile roof
- Timber sealed double glazed windows and doors in F&B Hardwick White

INTERNAL FINISHES

- Tiles to kitchen & living area by Artisans of Devizes
- Carpet to stairs, landing and bedroom
- Coir matt well to front door
- Oak veneer doors with satin stainless door furniture
- Decoration to include Little Greene or Farrow & Ball colour match
- White emulsion to ceilings, and a satin finish to the skirting and architraves

KITCHEN

- Bespoke design Kitchen by Alexander Lewis
- Natural Stone Quartz worktops
- Miele appliances (or similar)
- Quooker tap
- Integrated waste bins

BATHROOMS

- Designer sanitary and brassware
- Recessed shelving to showers
- Horizontal V groove panelling to bathroom
- Floor and shower tiles by Artisans of Devizes
- Dual fuel towel rails
- Wall hung toilet with soft close seat
- Vanity units featuring power sockets

ELECTRICAL & LIGHTING

- Fibre broadband to the premises
- Electric vehicle charging point
- A combination of LED downlights, and pendants to the first floor
- Pendant lighting to the bedroom
- LED downlights to bathroom
- Satin stainless designer sockets and switches
- Alarm system
- Wireless access points for Wi-Fi
- External lighting to front door

HEATING & PLUMBING

- Air source heat pump to provide all heating and hot water
- Each zone controlled by a wall mounted thermostat
- Pressurised hot water cylinder
- Towel rail on separate circuit for operation during the summer months







“Langton Homes has a well-established reputation for creating exceptional properties along the North Norfolk coast.”

Nestled in the heart of Burnham Market, Fisher’s Court is an elegant and discreet development of six beautifully designed and expertly finished homes. A blend of carefully restored Victorian façades and thoughtfully crafted new builds, each property has been designed to reflect the character and charm expected in such a central position within this traditional Georgian village.

The homes sitting behind the original red brick frontages of the Victorian terrace have been completely rebuilt, seamlessly combining period charm with modern living. The newly built houses have been designed and styled to complement their surroundings perfectly.

Langton Homes has a well-established reputation for creating exceptional properties along the North Norfolk coast, from sensitive barn conversions to innovative new builds. Their attention to detail and commitment to quality are evident throughout Fisher’s Court, ensuring each home is finished to the highest standard.

Whether it’s a freshly baked morning croissant from Number30, a pint of milk for your afternoon tea from the village shop, or a special dinner at Socius, the superb location of Fisher’s Court allows you to enjoy all this and more within a five-minute walk.



FISHER’S
COURT



ALL THE REASONS

Burnham Market

IN NORFOLK
IS THE PLACE TO CALL HOME



Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, the jewel in north Norfolk's glittering crown.

Located close to the mouth of the River Burn, believed to be the source of its name, the village has long been associated with naval hero Admiral Horatio Nelson, who lived at nearby Burnham Thorpe.

A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals 'go-to' for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights. Discover the charm of The Hoste Arms, a historic pub, restaurant, luxury hotel and spa.

Fashion counts on the Champagne coast and for chic style head to Anna's boutique, make it fancy at The Hat Shop, go country at Gun Hill Clothing Company or casual at Joules or Jack Wills. For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pococks the Artmonger has an eclectic display. For a spot of self-care, wellbeing boutique Aura 37 stocks a range of sustainable brands. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets.

It goes without saying that Burnham Market and its smaller siblings, Burnham Deepdale, Burnham Norton, Burnham Overy Staithe and Burnham Thorpe, are home to some of the finest houses on the coast. Whether your dream is a Georgian classic, a traditional cottage or a sleek, contemporary house, this is an incredible place to discover your forever home.



A rare opportunity, nestled in the very heart of Burnham Market



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating, fibre optic broadband to the premises and provision for electric vehicle charging.

ENERGY EFFICIENCY RATING

EPC rating: B.

TENURE

Leasehold - 125 Years from the date of completion.

MANAGEMENT AND SERVICE CHARGE

Plots 1 to 5 will contribute to any maintenance required to the shared drive. The shared drive will be owned by plot 3 (34 North Street). The Apartment will contribute its prorate portion of the cost of insuring the building and towards a small sinking fund.

LOCATION

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AGENT'S NOTE

10 year ICW warranty.

Some images have been virtually staged for representative purposes

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SOWERBYS

Land & New Homes Specialists

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