



THE STORY OF

Glebe House

Burnham Thorpe, Norfolk

SOWERBYS



THE STORY OF

Glebe House

Creake Road, Burnham Thorpe
Norfolk, PE31 8HW

Victorian House

Three Bedrooms

Wonderful Meadow Views

West-Facing Walled Garden

Potential for Modern Layout

Requires Full Refurbishment

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com





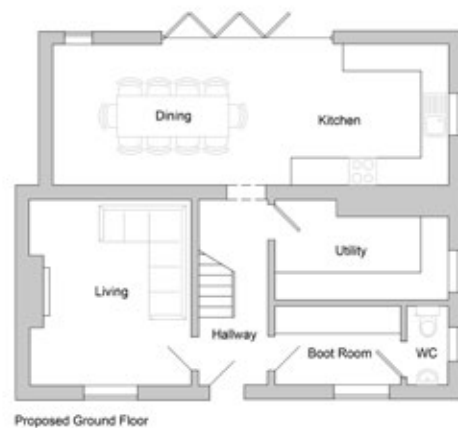
Situated on the southern edge of what is the most peaceful of the six 'Burnhams,' Glebe House is a handsome red brick Victorian home that is now in need of some love and attention.

From the roadside the house is double fronted, and this is reflected inside with a sitting room and dining room giving it a nice balance of living space. Behind this is a kitchen and then a substantial and useful back entrance hall and boot room with plenty of space. Upstairs there are three bedrooms and a bathroom, and it is from up here that you fully appreciate the views over the unchanged meadowland beyond.

Outside and to the rear, as well as ample space for off-street parking, there is a very private and west-facing walled garden. This currently has an array of outbuildings that have provided useful storage as well as a cosy home for chickens over the years, but might now be replaced with a more practical summerhouse or perhaps a shepherd's hut for additional guest accommodation.

Glebe House requires vision, it is very much a property that is all about what it could be rather than what it is. Whilst there is more obvious potential with the walled garden, the house itself could be far better arranged and we have provided a possible layout that would allow the house to flow better without extending it.

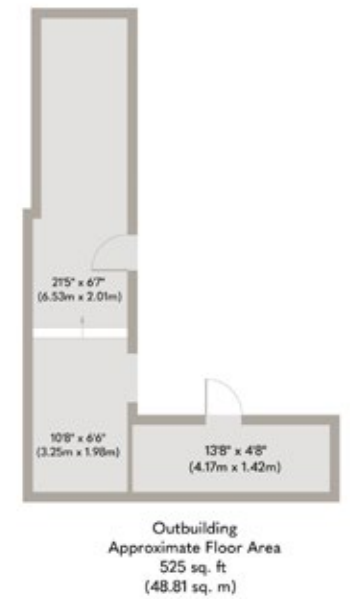
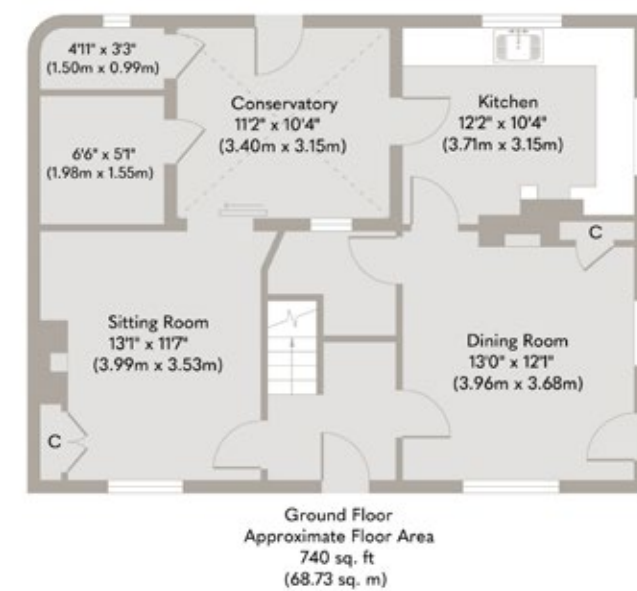
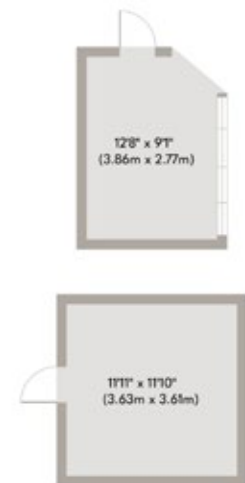
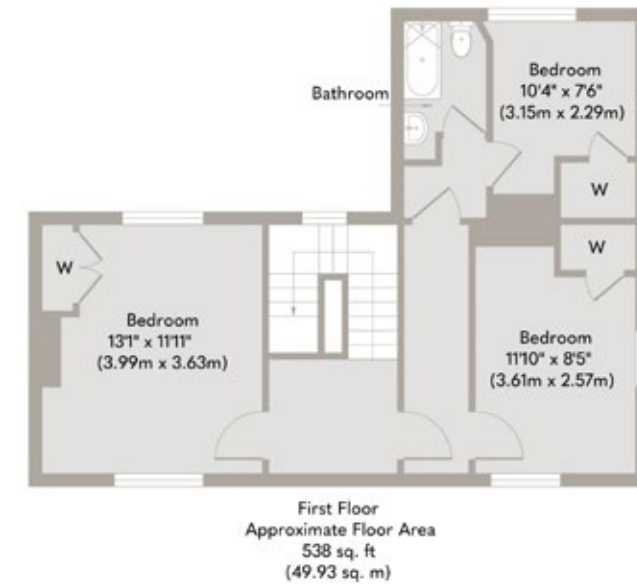




Proposed Ground Floor



Proposed First 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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Burnham Thorpe

THE MOST PEACEFUL SETTING

Nestled in the idyllic North Norfolk countryside, Burnham Thorpe is a charming village known for its rich maritime history and picturesque landscapes. The village is part of the Burnhams, a group of small settlements that flourish near the stunning coastline, making it an attractive location for those seeking a peaceful rural lifestyle.

Burnham Thorpe was the birthplace of Norfolk's most celebrated hero, Vice Admiral Horatio Nelson who was born in The Parsonage just to the west of Glebe House. Whilst this house was of a later construction, the adjoining barn and those timeless meadow views, with their ancient oaks, would have all been part of the young Horatio's childhood and his visits home when on leave.

For outdoor enthusiasts, Burnham Thorpe offers access to beautiful walking and cycling routes, as well as proximity to nature reserves and the stunning North Norfolk Coast. The nearby Burnham Overy Staithe provides opportunities for sailing and other water activities. The scenic countryside is perfect for leisurely strolls and spotting local wildlife.

The village is well-connected by road, making it easy to explore the surrounding areas. The nearest railway station is at King's Lynn, which offers regular services to London and other major cities. The coastal town of Wells-next-the-Sea is just a short drive away, providing further access to amenities and leisure opportunities.

Now there is an opportunity to be part of that living history as well as creating a beautiful home in an idyllic setting.



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. This property is devoid of any heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

G. Ref:- 9819-3036-2207-2224-1200

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: ///hotdog.replays.refer

AGENT'S NOTE

There is a vehicular right of way to the immediate north of the property along with farm vehicle access to the adjoining fields. There is also a vehicular right of way along the western side of Glebe House through to Glebe Cottage.

There is a restrictive covenant preventing the property being used as a holiday let business.

Additional garden may be available under separate negotiation.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

