



THE STORY OF

Guardian House

Burnham Market, Norfolk

SOWERBYS



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Guardian House

Creak Road, Burnham Market,
Norfolk, PE31 8EW

Stylish Detached House

Four Double Bedrooms

Stunning Kitchen Family Room

Media Room

West Facing Roof Terrace

Large Enclosed Garden

Electric Gates

Off Street Parking

Planning Consent for Garage and Extension

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Positioned well within its expansive plot and set back behind its gated and walled entrance, Guardian House exudes a sense of tranquillity and space. Originally constructed seven decades ago to accommodate Burnham Market's village policeman, the house retained its original layout until 2015, when it underwent a remarkable transformation, evolving from its former modest appearance into the elegant dwelling it is today.

Upon entering the residence, attention is immediately captivated by the central hub of any home: the kitchen/family room located at the rear. This space is a feast for the eyes, featuring a sleek kitchen adorned with stone counter tops and a rounded breakfast bar, complemented by a striking chromed extractor fan. The room's allure is further accentuated by its glass ceiling, LED uplighters, and expansive bi-fold doors offering picturesque views of the garden. Additionally, a snug/media room with a log-burner nestled within an elegant fire surround adds to the charm of the ground floor.

Two of the double bedrooms are conveniently situated on the ground floor, sharing a generously sized bathroom complete with a separate shower. Strategically positioned next to the back door and utility room, it is perfectly arranged for returning from seaside excursions in the summer or countryside strolls on windswept winter days.





Upstairs, two additional double bedroom suites await. The larger of the two boasts a full-width wall of fitted wardrobes, while the other features a walk-through dressing room.

“We would describe our home as cool, modern and tranquil.”

A glass door from the landing leads to the west-facing roof terrace, offering ample space for outdoor dining and breathtaking views of the village rooftops as the sun sets. The terrace is accessible from the ground floor via an external spiral staircase.





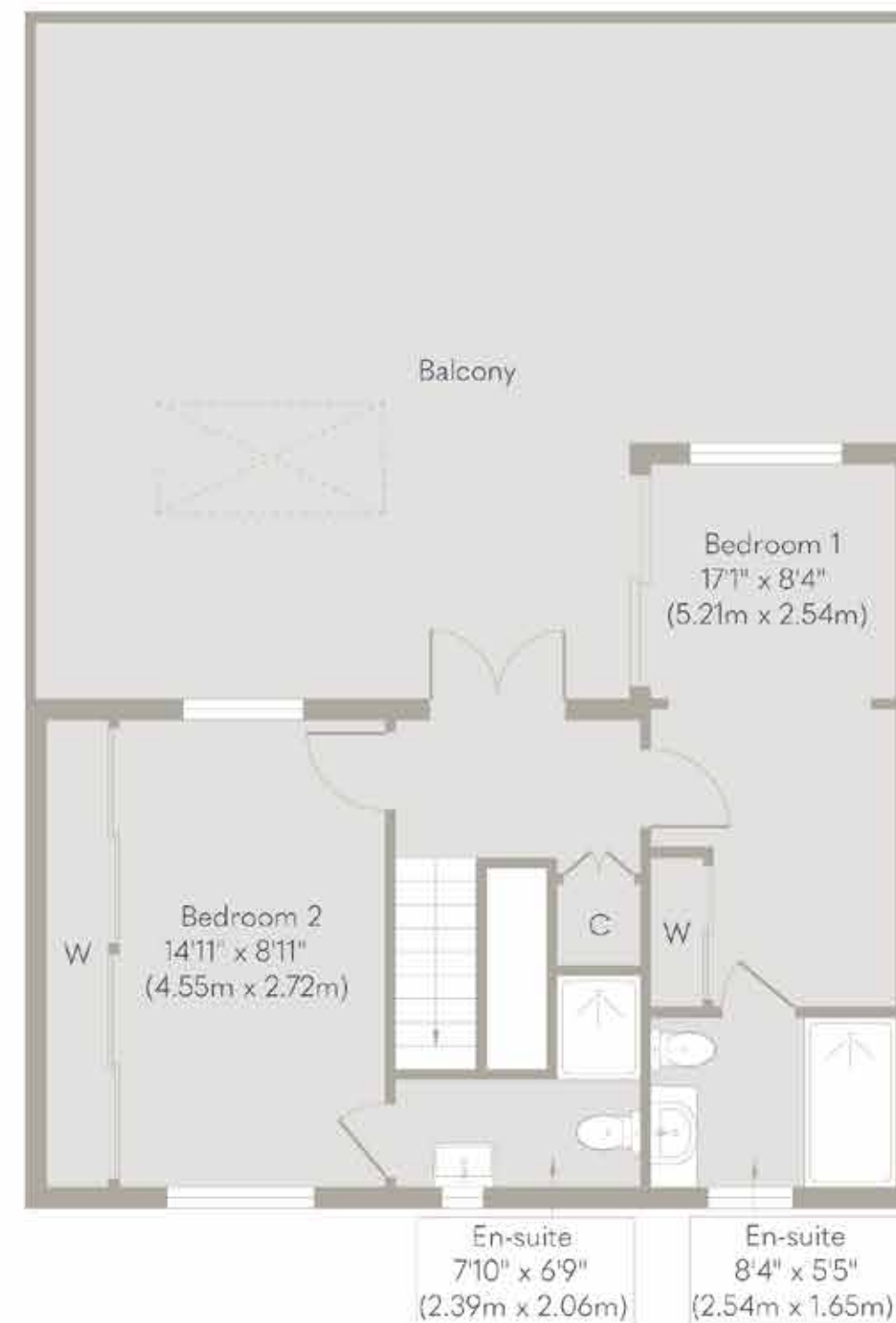
Outside, the front of the property boasts abundant gravelled off-street parking, while the privacy is enhanced by the mature pleached beech trees lining the frontage. The rear garden, meticulously landscaped, features a sun terrace adjoining the bi-fold doors and a lush lawn beyond, enclosed by mature hedging and panelling, ensuring both privacy and safety for children and pets.

Named in homage to its original guardians of village safety and order, Guardian House has become a cherished home away from home and a sought-after holiday retreat since its transformation. With current planning consent for potential extensions, the possibilities are endless, yet there is equal allure in enjoying the residence in its current state.





Ground Floor
Approximate Floor Area
1,049 sq. ft
(97.41 sq. m)



First Floor
Approximate Floor Area
469 sq. ft
(43.59 sq. m)

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

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Burnham Market

THE JEWEL IN THE
NORTH NORFOLK CROWN

Treasured memories of family holidays, a day at the world-famous horse trials, or an afternoon browsing pretty boutiques-there are many ways to experience Burnham Market, the jewel of north Norfolk.

Located near the River Burn, the village is historically linked to Admiral Horatio Nelson, who lived nearby in Burnham Thorpe.

Refined elegance defines village life. Traditional homewares at Uttings, tasty treats at the Tuscan Farm Shop, Humble Pie Deli, or Gurneys Fish Shop, and handpicked wines at Satchells - this place savours the finer things. Dining out is a joy with award-winning Socius offering British-inspired tapas, and NoTwenty9's bar and restaurant providing a relaxed spot for summer evenings.

Fashion thrives on the Champagne coast. For chic style, head to Anna's boutique, The Hat Shop for fancy headwear, Gun Hill Clothing Company for country attire, or Joules and Jack Wills for casual wear. For culture, explore Burnham Market's art galleries-the Fairfax Gallery and Pococks the Artmonger. If you have little ones, visit Mable's sweet shop for traditional sweets.

Burnham Market and its smaller siblings, Burnham Deepdale, Burnham Norton, Burnham Overy Staithe, and Burnham Thorpe, boast 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 a perfect place to discover your forever home.



Note from the Vendor



“Our favourite spot in the house is looking out onto the garden from the kitchen.”

Looking out onto the garden from the kitchen/dining room.



SERVICES CONNECTED

Mains water, electricity, drainage and broadband. Heating via air source heat pump.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0032-2815-7896-9595-9311

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: ///funded.compliant.unimpeded

AGENT'S NOTE

There is current planning consent for a garage and home office/gym extension.
Details can be viewed using the reference: 23/01130/F

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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