



THE STORY OF

# Ivy Cottage

*Burnham Market, Norfolk*

SOWERBYS





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# Ivy Cottage

3 Market Place, Burnham Market  
Norfolk, PE31 8HE

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Charming Grade II Listed Cottage

Unique Period Features

Architectural Design Nominated

Stunning Kitchen/Dining Room

Cosy Sitting Room with Log Burner

Vaulted Ceilings

Outdoor Utility Room

Private Courtyard Garden

Views over Village Green

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**SOWERBYS BURNHAM MARKET OFFICE**  
01328 730340  
[burnham@sowerbys.com](mailto:burnham@sowerbys.com)







Tucked away just beside the gates to Burnham Westgate Hall and with delightful views south over the village green, Ivy Cottage is a beautifully presented early Georgian home.

As you step into Ivy Cottage, you are immediately welcomed by a characterful room with thick walls, a carved beam, and an elegant stone fireplace. This cosy space is perfect for relaxing in front of the log burner after a winter walk, and the south-facing mullioned bay window ensures it is well-lit during the summer. The room also features a built-in oak cabinet dating back to the 17th century, providing a clever hiding spot for the television.

Moving to the rear of the house, you'll find a stylish kitchen dining room designed and extended by the current owners, to compliment the Georgian charm. The room boasts an elegant Jem Lake kitchen as its centerpiece, a lantern ceiling over the dining area, and bi-fold doors leading out to the garden. Notably, the unique ceiling leading up to the first floor is intricately panelled to create a curved, unfurling sail impression.

Upstairs there are two double bedrooms, the largest of which has three windows that look out over the green and features semi-vaulted ceilings and exposed beams. The second bedroom has a double bed, and both bedrooms share a sumptuous bathroom with a roll-top bath and separate shower cubicle.

There are two further rooms on the ground floor; leading off the sitting room is a cosy snug that also doubles as a further bedroom on occasion, and there is a generous utility room and guest WC to the side of the kitchen.





There are a lot of favourite spots... the stunning sloping ceiling from the top of the stairs.



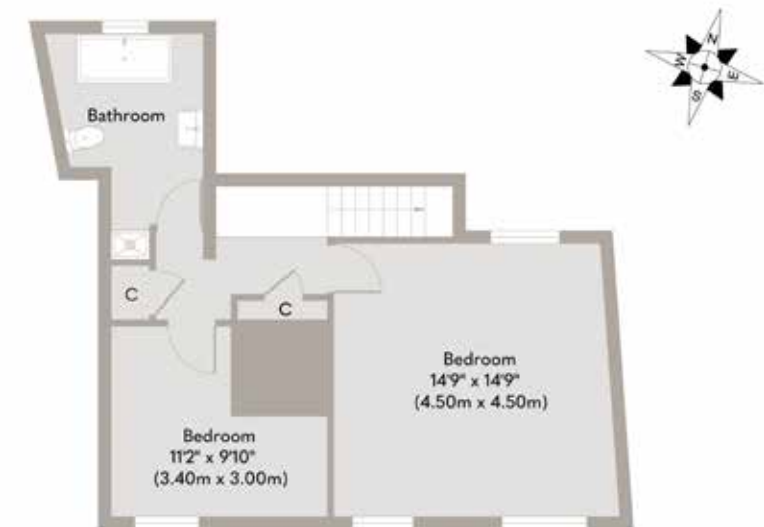




To the rear of the property is a pretty courtyard garden that is completely private and secure. Additionally, what were originally outhouses have been converted into a very useful laundry room and storage.

It will come as no surprise that Ivy Cottage was a finalist in the Homebuilding Magazine Competition for its incredible architectural design and it is difficult to accurately describe just what a wonderful feel this cottage has inside.

Whilst it is very much in the village centre, by adjoining the rear of the hall it is incredibly private and peaceful yet The Hoste is just a stone's throw away.



**First Floor**  
Approximate Floor Area  
472 sq. ft  
(43.84 sq. m)



**Ground Floor**  
Approximate Floor Area  
760 sq. ft  
(70.63 sq. m)



**Annexe**  
Approximate Floor Area  
276 sq. ft  
(25.60 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 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 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—this place savors 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. For self-care, well-being boutique Aura 37 offers sustainable brands. If you have little ones, visit Mable's with its pink frontage for pot painting or 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



“The location is so quiet, yet a stone’s throw from the hustle and bustle...”

Fairstead Green, Burnham Market.



## SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

## TENURE

Freehold.

## LOCATION

What3words: ///typically.castle.upgrading

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.

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— EST. NORFOLK 1989 —

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

