



THE STORY OF

Barn Cottage

Burnham Market, Norfolk

SOWERBYS



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Burnham Market, Norfolk
PE31 8HJ

Two Bedroom Victorian Cottage

Additional One Bedroom Barn Conversion

Large Garage and Workshop with Potential

Covered Outdoor Seating

South Facing Enclosed Garden

Peaceful Village Location

Balanced Living Space

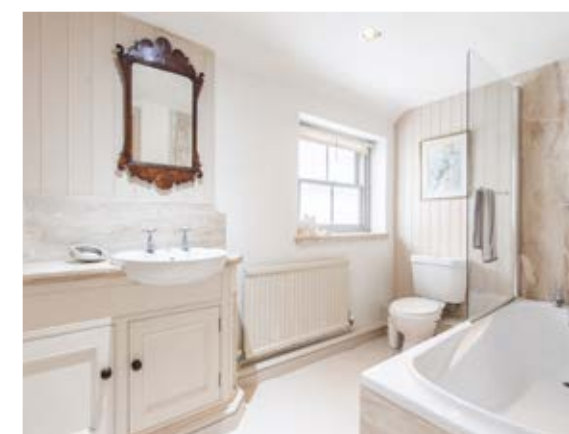
Off-Street Parking

SOWERBYS BURNHAM MARKET OFFICE

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Nestled in a tranquil village setting, this charming Victorian cottage, known as Barn Cottage, offers a perfect blend of historical elegance and modern comfort. The main residence features two inviting bedrooms and a thoughtfully designed layout that emphasises balanced living spaces.

Adjacent to the cottage, a beautifully converted barn adds an additional dimension to this property. It boasts a spacious self-contained annexe, complete with a vaulted open-plan sitting room, a cosy log-burner, a separate bedroom, and a convenient shower room. Ideal for accommodating guests or providing a private retreat. The annexe enhances the property's versatility.

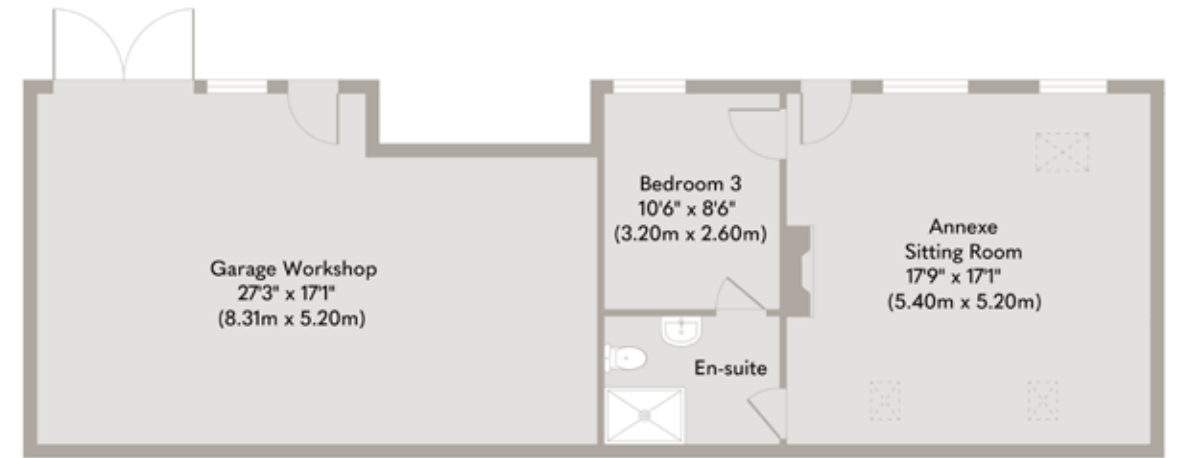
The cottage itself exudes warmth and character throughout, with a delightful kitchen dining room perfect for family meals and gatherings. Adjoining the kitchen, the spacious sitting room spans from front to rear, offering a serene ambience with its central fireplace and french doors leading to the garden.

Upstairs, two well-appointed double bedrooms share a generously sized bathroom, ensuring comfort and convenience for residents. Downstairs, a ground-floor WC adds practicality to the living space.

Outside, the southwest-facing garden provides a sunny retreat, partially lawned and gravelled, ideal for both play and relaxation. The garden is securely enclosed, making it safe for children and pets alike. Off-street parking for two cars, alongside the cottage, further enhances the property's appeal.

Perfectly suited as a permanent residence or a tranquil holiday retreat, Barn Cottage promises a peaceful village lifestyle with the potential for further enhancement. Whether enjoyed as it stands or customised to suit individual needs, this property offers a rare opportunity to embrace countryside living at its finest.





Outbuilding
Approximate Floor Area
888 sq. ft
(82.51 sq. m)



Ground Floor
Approximate Floor Area
534 sq. ft
(49.60 sq. m)



First Floor
Approximate Floor Area
400 sq. ft
(37.20 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, 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



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

F. Ref:- 2198-6906-7239-5553-1980

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: ///outraged.able.armrests

AGENT'S NOTE

Barn Cottage has been run as a small business and as such does not pay council tax so currently it has no council tax banding

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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