



THE STORY OF

12 Polstede Place

Burnham Market, Norfolk

SOWERBYS



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Burnham Market, Norfolk
PE31 8UR

End of Terrace Two Bedroom Property

Peaceful Location

Open Plan Living Space

Morning Room

Two Bathrooms

Beautiful Communal Gardens

Private South Facing Gardens

Garage and Off Street Parking

Easy Walking Distance to all Village

The Accommodation Extends to Over 900 Sq. Ft.

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Tucked just to the east of Burnham Market's picturesque village green, this beautifully presented two-bedroom, end-of-terrace cottage offers the perfect blend of light and tranquillity.

With an open-plan living space designed to make the most of its surroundings, the home enjoys enchanting views over the meticulously maintained communal gardens at the rear, while its private front garden is bathed in southern light. A delightful morning room at the front of the property provides an ideal spot for reading, working, or simply enjoying the early sunshine.

Upstairs, two well-proportioned double bedrooms share a stylish family bathroom, while a convenient ground-floor shower room adds practicality.



“The property is light-filled, peaceful and easy. There is a great sense of community here - neighbours who quickly became friends and shopkeepers who remember your preferences.”

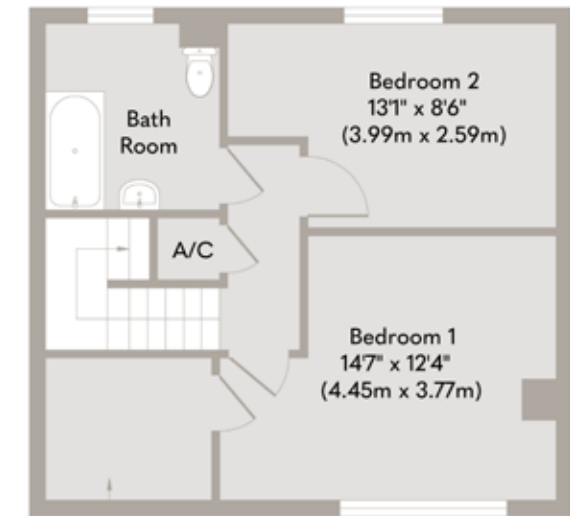


In winter, the back garden captures every bit of available sunlight, making it a warm retreat even on the coldest days. In summer, with the door open, it becomes an extension of the outdoor space. “Watching the trees and cottage garden plants change through the seasons has been a constant delight, accompanied by countless cups of tea, good books, and the gentle presence of birdlife.”

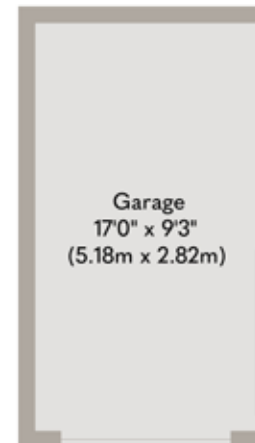
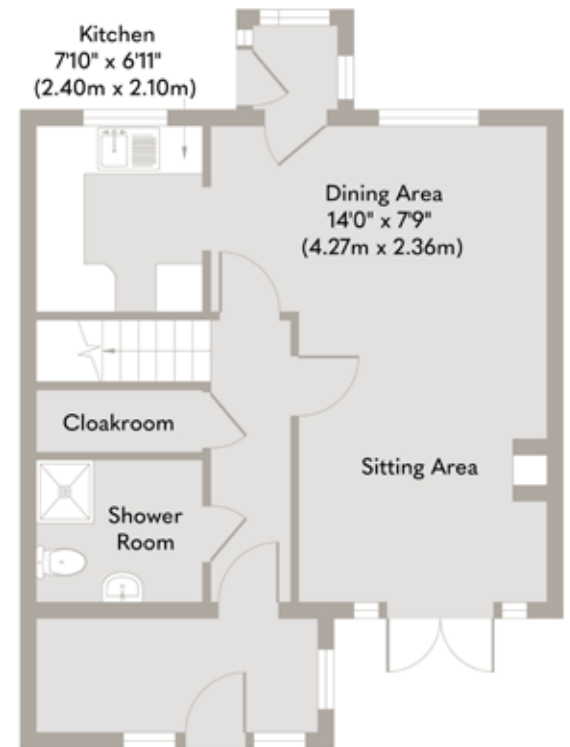
The low-maintenance design of the property is perfect for those seeking to simplify their living arrangements, with the communal gardens professionally maintained year-round. In addition, the cottage benefits from its own garage and off-street parking—an invaluable asset in such a sought-after location.

Whether you’re drawn to the peaceful charm of its enclosed garden or the vibrant heart of the village just moments away, this is a home that offers both privacy and community in equal measure.

“Living at 12 Polstede Place offers a truly special experience—one that combines the best of coastal living with the convenience of village life. Friendly neighbours, interesting shops, and local cafés, as well as Burnham Market’s medical centre and a well-stocked grocery store are all within easy reach, creating the right balance of independence, practicality and community connection.”



First Floor
Approximate Floor Area
421 sq. ft
(39.15 sq. m)



Garage
Approximate Floor Area
157 sq. ft
(14.60 sq. m)

Ground Floor
Approximate Floor Area
500 sq. ft
(46.41 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



“The view of the mature trees and cottage garden plants changing through the seasons is a constant delight.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 8570-6823-6960-2218-8206

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: ///openly.path.framework

AGENT'S NOTE

Service charge for upkeep of communal gardens and communal area electricity £180 per month. No parking of caravans, boats or commercial vehicles in the allocated parking spaces. One resident must be aged 50 or over.

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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