



THE STORY OF  
**1 Stonegate Yard**

*Burnham Market, Norfolk*

**SOWERBYS**





THE STORY OF

# 1 Stonegate Yard

Burnham Market, Norfolk  
PE31 8EZ

Three Bedrooms

Peaceful Village Location

Off-Street Parking

Private West Facing Garden

Short Walk to All  
Village Amenities

Open Plan Living

Log Burner

New Air Source Heat Pump

**SOWERBYS BURNHAM MARKET OFFICE**

01328 730340

burnham@sowerbys.com

Set well back within Stonegate Yard, Number One is a very pretty and extremely well balanced three bedroom cottage

Once through the porch, the ground floor is completely open plan and very sociable. To the front is a cosy seating area that focuses around an attractive brick weaved fireplace with log burning stove within. This is the perfect space to cuddle up in front of the fire after a wind swept winter's walk along Brancaster beach. To the rear is the kitchen and dining area with plenty of space to comfortably seat six and, come the summertime, with the French doors open and a cooling breeze coming through, this provides the ideal flexibility for enjoying that west facing garden.

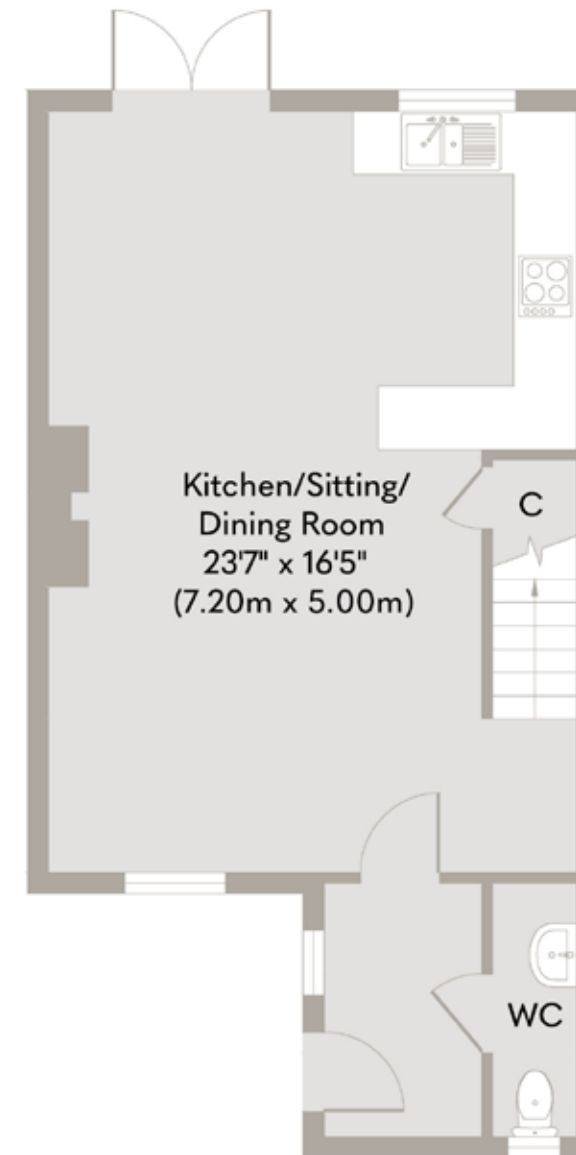
Upstairs there are three bedrooms; two good double rooms and a single, which all share the family bathroom. There is also a guest WC on the ground floor.

Outside and to the front there is gravelled off street parking, whilst at the rear is a very private and enclosed garden that is very safe for four and two legged little ones. It is patioed immediately off the back of the house, whilst the remainder is laid to lawn and all west facing so a real sun trap in the summer.

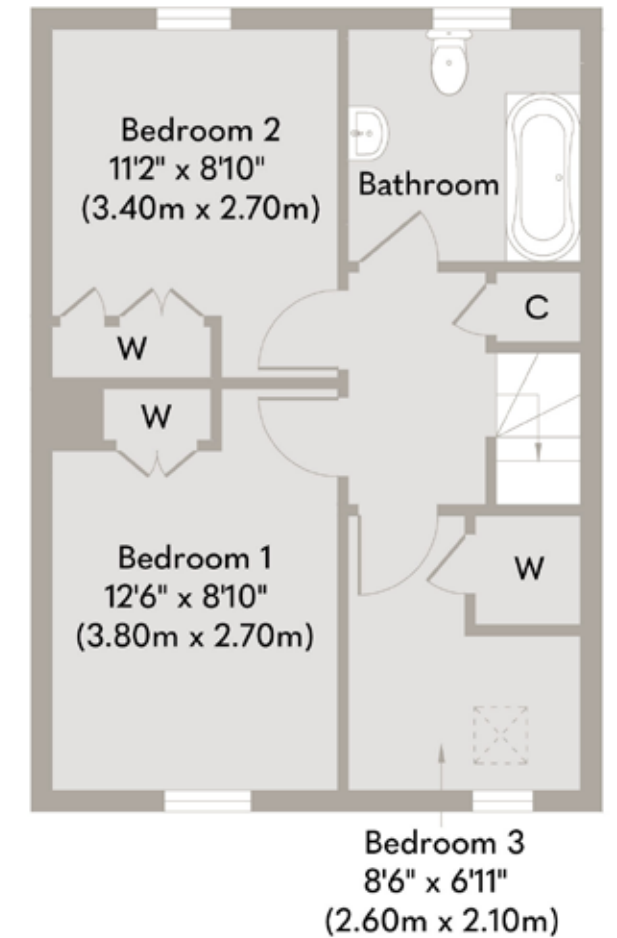
Having been in the same ownership since the house was built in 2008, the current owners have loved the peacefulness of its location whilst at the same time being so close to all that Burnham Market has to offer. They have loved the coastal walks and bird watching and then returning to enjoy merry evenings with friends around the dining table, but it is now time for new owners to start creating their own happy memories here.







**Ground Floor**  
Approximate Floor Area  
452 sq. ft  
(41.98 sq. m)



**First Floor**  
Approximate Floor Area  
388 sq. ft  
(36.00 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 property is in an ideal location for exploring the North Norfolk Coast and historic areas.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

C. Ref: 6390-8923-0322-7494-3943

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: ///toolkit.overdrive.ropo

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

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

*Nelson's*  
Journey

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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

