



THE STORY OF

3 School Pastures

Burnham Deepdale, Norfolk

SOWERBYS



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Burnham Deepdale, Norfolk
PE31 8DF

Detached Brick and Flint House

Five Bedrooms

More Than 2,800 sq. ft. of
Internal Accommodation

Three Reception Rooms

Private South-Facing Garden

Double Garage

Countryside Views

Three Bathrooms

Easy Walk to Coast

Close to All Village Amenities

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A substantial and attractive detached brick and flint house, 3 School Pastures is located in the peaceful North Norfolk village of Burnham Deepdale.

Extending to more than 2,800 sq. ft., this home is designed to offer abundant space for both everyday living and more formal gatherings, making it the perfect setting for everything from casual meals with family to memorable celebrations at Easter or Christmas.

The ground floor is dedicated to flexible, open living spaces. A well-proportioned kitchen/ breakfast room invites easy mornings spent over coffee with friends, while the large drawing room, with its central open fireplace, is ideal for cosy evenings.

“We have great accessibility to coast walks.”

At the southern end of the house, two sets of sliding glass doors open into a large conservatory, creating a seamless transition to the outside. The flow between the drawing room, conservatory, and dining room makes this home especially suited to entertaining, yet each area can also be closed off to create distinct spaces when needed. A study and a generous utility room further enhance the functionality of the layout.

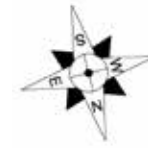
Upstairs, five double bedrooms offer plenty of room for a growing family or guests. The principal suite benefits from its own en-suite, as does the guest bedroom, while the remaining bedrooms share a family bathroom.

Outside, the rear garden is a highlight - south-facing and surrounded by open countryside, it provides both privacy and an expansive feeling. Its layout means it enjoys sunshine from morning until evening, making it an inviting space to relax or entertain. The garden is low-maintenance, ideal for those who prefer to enjoy their outdoor space without the upkeep. To the front of the house, off-street parking is plentiful, in addition to a separate two-bay brick garage for further convenience.

“Living here gave us more space.”

Having been a much-loved family home for more than 15 years, the current owners have enjoyed its peaceful setting as well as its proximity to the coastal path, the village shop, and the popular White Horse pub. Yet it's the tranquillity of the garden and its connection to the surrounding countryside that they will miss most. This home offers the best of both worlds - a sense of retreat and an easy connection to the village and coast.





First Floor
Approximate Floor Area
1,128 sq. ft
(104.79 sq. m)



Garage
Approximate Floor Area
335 sq. ft
(31.12 sq. m)

Ground Floor
Approximate Floor Area
1,684 sq. ft
(156.44 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 Deepdale

A COASTAL GEM WHERE
NATURE THRIVES

Burnham Deepdale is on the coast next to the small village of Brancaster Staithe with its beautiful harbour ideal for sailing enthusiasts. You can visit Scolt Head Island by boat depending on the tide. The island is a Nature Conservation Area and has a large breeding colony of Sandwich Terns - up to 25% of the UK total of nesting terns. In winter there can be 50,000 pink-footed geese roosting on the island. The tidal marshes and harbour are full of wildlife and ideal for bird watching. There are superb coastal walks on offer, west towards Brancaster with its fine sandy beach and east along the sea wall towards Burnham Overy harbour. There is an information centre, petrol station, supermarket and a range of shops. There are two pubs, The Jolly Sailors and The White Horse, which are really in Brancaster Staithe, but both are in easy walking distance.

Brancaster Staithe is a small coastal village, centred around the harbour, with its thriving fishing community. Connected to Burnham Deepdale, between the two villages they have a variety of shops including a supermarket/petrol station, café, fresh fish shop, sailing school, tourist information centre and the two before mentioned pubs. Brancaster is justly famous for its mussels.

There are many circular and coastal walks around the village including Barrow Common, with views over the coastline, or the Norfolk Coastal Path, which runs the length of the village, along the marshes.



Note from the Vendor



“We enjoy our conservatory which offers perfect access to our private and south-facing garden.”



SERVICES CONNECTED

Mains water, electricity, and drainage. Oil-fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 2647-3048-4207-9795-2204

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: ///grips.because.binds

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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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