



THE STORY OF

# Orchard Barn

*Burnham Overy Town, Norfolk*

SOWERBYS





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# Orchard Barn

Wells Road, Burnham Overy Town,  
Norfolk, PE31 8HU

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Substantial Semi-Detached Property  
Family Home or an Investment Property

Open-Plan Living

Double Height Atrium

Four Bedrooms

Far-Reaching Countryside Views

Double Garage with New Door

Barn Conversion Appearance

Enclosed Garden

New Double Glazed UPVC  
Windows and External Doors

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Set on the far eastern edge of the village, Orchard Barn is perfectly arranged for modern family life with an abundance of flexible living and entertaining space, boasting wonderful countryside views and just a short walk or cycle to both Burnham Market and Holkham Estate.

Fronting Gong Lane, which provides a pleasurable stroll to Burnham Overy Staithe, Orchard Barn is a property that from its outset has naturally and immediately blended into the village aesthetic as if it had always been a part of Burnham Overy Town.

The entrance hallway, with a useful cupboard for boot storage, leads into the vast kitchen with its central island. Although a separate and defined space, the opening through to the dining and family room gives this combined area an easy and sociable flow to the house, with sliding doors opening out to the patio and garden inviting the outside in. The kitchen also has access to an adjacent utility room, leading through to the ground floor shower room.

Leading from the dining room and the kitchen, you enter a double height hall with a cathedral window. The central stairway leads to the upper landing area, offering a spectacular view over the Holkham Estate farmland.

Finally, at the far end of the house is the sitting room, which is not only generous in size but also perfectly in proportion to the other attributes of this property. This room features a stylish log burner for cosy winter evenings and French doors out to the west-facing patio and garden for al fresco summer nights.



Take the central stairs up to the first floor, where you are greeted by everyone's favourite part of this house, the upper landing. With its generous space affording a study area and seating area, this spot naturally draws each and every generation towards it—a place to retreat and relax while soaking up those spectacular countryside views.

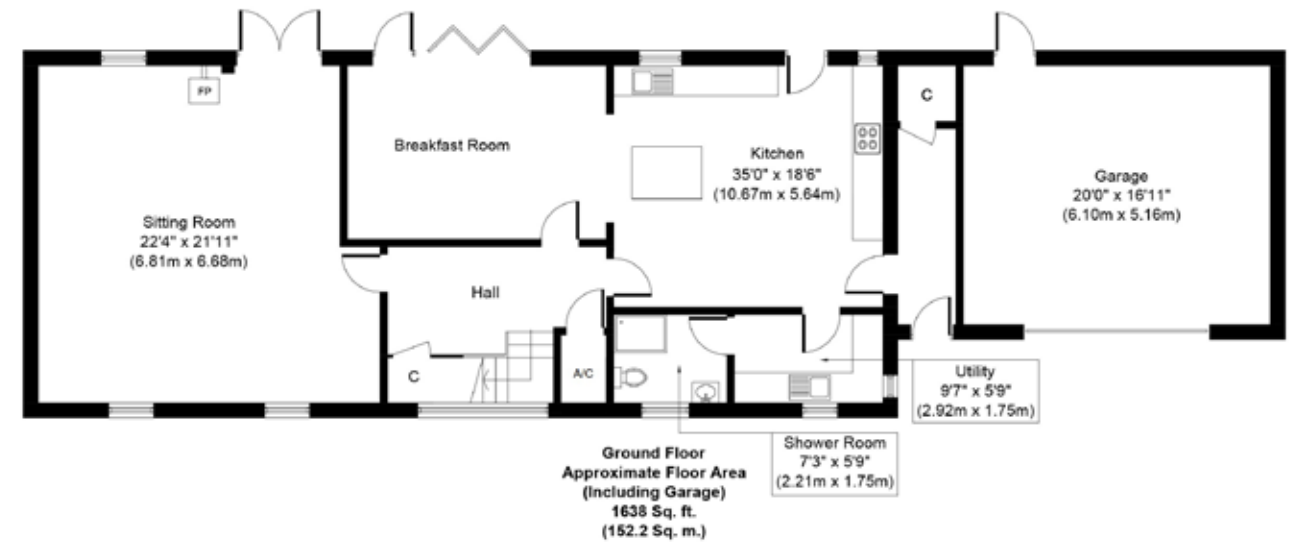
Upstairs, there are four bedrooms, including two generous doubles. The principal bedroom features a built-in double door wardrobe and an en-suite, while the other bedrooms share a spacious family bathroom.

Outside, the rear enclosed garden is west and south-facing and mostly laid to lawn, positioned to make maximum use of natural light. The property also includes off-road parking and an adjoining double garage with a new Hörmann Renomatic double-skinned insulated sectional garage door with Supramatic operator, ensuring both style and security. Additionally, new double glazed UPVC windows and external doors with up-to-date security enhance the property's comfort and safety features.

Orchard Barn has been a much-loved home from home for the family for several years, with its proximity to Burnham Overy Staithe adding to its charm.







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 Overy Town

THE JEWEL IN THE  
NORTH NORFOLK CROWN

Burnham Overy Town is between Burnham Market, half a mile to the west, and Holkham, three miles to the east, Burnham Thorpe, the birthplace of Nelson, is a mile to the southeast. King's Lynn is 20 miles away with mainline access to Cambridge and London and Norwich is 30 miles away with its international gateway via Schiphol.

Historically Burnham Overy had been the port for the surrounding villages of the Burnhams. Both Overy Town and Overy Staithe lie on the River Burn, and until the end of the Middle Ages trading ships were able to reach the village of Burnham Overy Town. Whenever a ship arrived a gong would be sounded at the top of Gong Lane, to alert the farm workers to unload the incoming goods. Perhaps the town's most famous resident was Richard Woodget. He first went to sea in coasters plying the waters off the east coast of England. In 1885 he was appointed captain of the Cutty Sark. He made several record breaking journeys between the UK and Australia.

The village has a fine church originally built in the 13th century. There are no shops but Burnham Market is on the doorstep.



A historic photograph of Burnham Market.



## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: [///patching.yell.upstarts](#)

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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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