



THE STORY OF

# 17a Castle Cottages

*Thornham, Norfolk*

SOWERBYS





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# 17a Castle Cottages

Thornham, Norfolk  
PE36 6NF

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Willow Group Home

Three Double Bedrooms

En-Suite and Family Bathroom

Open-Plan Living

Private West-Facing Garden

Bi-Fold Doors

Off-Street Parking

Peaceful Village Location

Beautifully Finished

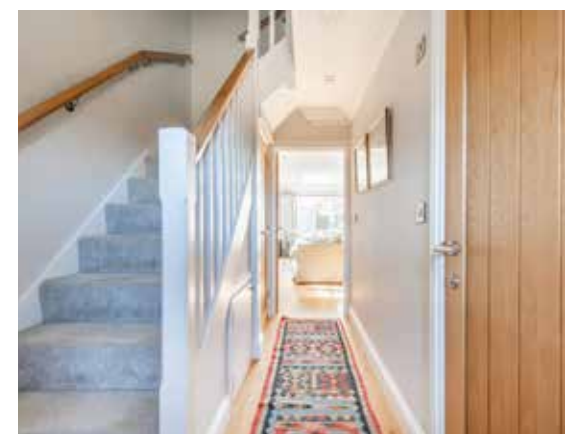
Air Source Heat Pump

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This stunning three double-bedroom semi-detached home is a perfect blend of modern style and exceptional craftsmanship. Completed just over five years ago by the award-winning and highly respected local developers, The Willow Group, this property exemplifies their renowned commitment to quality and attention to detail.

On the ground floor, the open-plan layout creates a seamless flow, ideal for both entertaining and family life. At the front, the sleek and stylish kitchen offers a contemporary yet practical space, perfect for preparing meals. Adjacent to the kitchen, the naturally light-filled dining area comfortably accommodates a table for eight, perfect for family gatherings. The living area, bathed in sunlight from large windows, provides a welcoming and relaxed atmosphere with ample space for seating.

Upstairs, you'll find three generously-sized double bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining two bedrooms share a well-appointed family bathroom.

To the rear of the property, a west-facing garden offers privacy and seclusion, creating an ideal space for outdoor relaxation and entertaining. The garden is fully enclosed, ensuring security and peace of mind. At the front, there are two off-street parking spaces on the tarmacked driveway, providing convenient and practical parking.

Having been cherished and meticulously maintained since its purchase six years ago, this house offers a true 'home from home' experience and is ready to welcome its next owner. A must-see property which combines comfort, style, and practicality in one desirable package.





A comfortable but  
modern home - well  
located for everything in  
this lovely village...







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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# Thornham

A COASTAL BOLTHOLE  
WITH MANY FOODIE HOTSPOTS

Thornham may just be the quintessential Norfolk coastal bolthole. With plenty of brick and flint cottages and larger period homes just a short walk from the water's edge and nature reserve, dig a little deeper and you'll also discover it is a fantastic foodie hotspot with a clutch of award winning pubs and eateries, along with a boutique retail park. Once a largely forgotten village on the run between Hunstanton and Burnham Market, over the past decade Thornham has evolved into a chic stop.

Historically a centre of trade and seafaring, the village was used by the Romans and saw fierce conflict between smugglers over the centuries until the harbour silted up in the early 20th century. Many of the traditional fishermen's cottages have been gentrified with a soft palette and contemporary coastal style and life now moves at a calmer pace.

Start the day with a slow brunch at Thornham Deli before picking up some nibbles at the food counter or browsing its quirky lifestyle store. Then, continue your retail therapy a little further along the coast road at Drove Orchards, which seems to have something fresh each season. Or take it easy and fill your basket at the Farm Shop – with a small meat counter, deli, bakery and pantry selection, plus a satellite of Gurneys Fish Shop next door, dinner's sorted. Open Sky Cycles can also be found here, offering bike hire, making this a great base to leave the car and explore.

Drove Orchards is also home to the original, award winning Eric's Fish & Chips and Eric's Pizza, located in a neighbouring Yurt, where traditional dishes have been given a contemporary spin. But if you are looking for good pub grub, head to The Lifeboat Inn or The Orange Tree – both located within this small but prominent village. Whilst some stumble upon Thornham by accident while touring the coastline, there are many who have decided to make it a place to call home.



## Note from the Vendor



“We’ve been here for six years and loved the close location to the sea.”



## SERVICES CONNECTED

Mains water, electricity, and drainage. Heating via an air source heat pump.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. Ref:- 0948-2963-7379-6871-5920

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: ///somebody.myth.situates

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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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