



# Acorn Cottage

THORNHAM



INTRODUCING

# Acorn Cottage

High Street, Thornham, Norfolk  
PE36 6LY



Beautifully Crafted Two Bedroom Detached Home

Two Double En-Suite Bedrooms

Central Yet Peaceful Village Location

Family Bathroom and Ground Floor Shower Room

Beautiful Kitchen with Dining Area

Enclosed Garden

Hand Built Kitchen by Local Craftsman

Intricate Brick and Flintwork

Off Street Parking

10 Year Build Zone Warranty



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“An absolutely stunning home that has been finished with the highest level of craftsmanship both inside and out.”

Acorn Cottage is an absolutely stunning two double bedroom detached home that has been finished to the highest level of craftsmanship both inside and out.

Quietly positioned in this discreet development of just three individually designed new homes, Acorn Cottage is a perfect balance of external and internal aesthetics. From the outside, the flint work is immaculate and the delightfully curved exterior flint wall is mirrored by an equally perfect curved flint wall inside. Such attention to detail is rarely seen and this is reflected throughout this immaculately presented cottage.







## A Bespoke Quality

Stunning homes finished to the highest level of craftsmanship both inside and out.

Postland Developments was established in 2011. With an extensive collective experience spanning 50 years, their mission is to craft exquisite residences of unparalleled quality. They are meticulously passionate about every detail of their houses as if each one were their own home.

Where possible, they source British Made products for their developments and ensure that they support local trades and businesses.

Postland Developments understand the importance of delivering value without compromising on quality and pride themselves on exceeding expectations, resulting in homes that epitomize distinction. They strive to use the best materials and skilled tradesman to ensure their properties become homes you can be proud to own and enjoy living in.





# Specification

Low maintenance and energy efficient design

## Kitchen

- Designer kitchen with inframe real wood hand painted doors
- Calacatta imperial Worktop 20mm
- NEFF Integrated hide and slide single oven
- NEFF Integrated microwave oven
- NEFF Induction hob, and extractor
- NEFF Integrated fridge/freezer
- NEFF Integrated dishwasher
- AEG Integrated DW
- AEG Integrated washing machine

## Sanitaryware (ground floor bathroom)

- Ideal contemporary white sanitaryware
- Vanity basin on floating shelf
- Ideal Joy Neo brassware
- Real wood panelling
- Designer towel rails
- 300mm Ideal water ceiling fed rainshower with stylish shower handsets

## Sanitaryware (en-suites)

- Ideal Contemporary white sanitary ware
- Iplyis vanity basin on floating shelf
- Ideal Joy Neo brassware
- Wet room fully tiled floor
- Real wood panelling
- Designer towel rails
- Feature bath
- 300mm Ideal water ceiling fed rainshower with stylish shower handsets

## Internal Finishes

- White emulsion painted ceilings and walls
- White satin paint to skirtings and architraves
- Oak Doors finished with Varnish
- Carlise Aged brass door furniture
- Real flint feature wall
- Wood skirting with matching architrave
- Aged brass electrical face plates

## Floor Finishes

- Abbey Time Worn Sandstone throughout the ground floor
- Porcelain tiles to en-suite floors and showers
- Luxury carpet and underlay to stairs, landing and bedrooms

## Heating

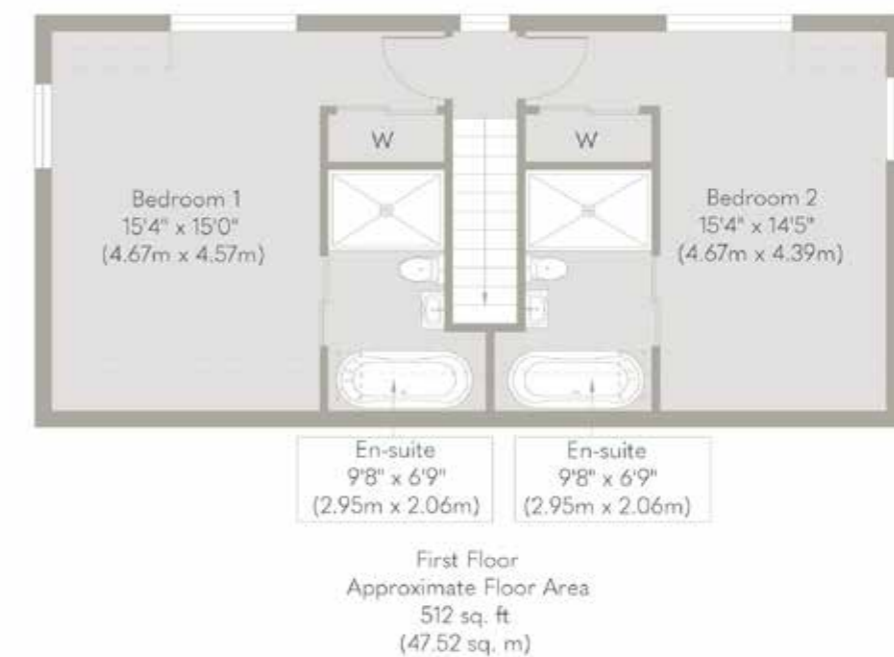
- Hot water underfloor heating throughout both floors
- Underfloor heating to en-suites and towel radiators
- Air Source Heat Pump
- Temperature Zone Control

## Electrical

- Recessed LED downlights to open plan area, utility and en-suites
- Pendant lights to bedrooms and landing
- Ample sockets, various USB sockets
- CAT5-Wired
- Mains operated smoke and CO2 alarm

## External

- Traditional brick/flint/block construction
- Traditional Clay Peg tiles to roof
- Double glazed real wooden windows throughout factory finished in Portland Stone Dark
- Bespoke oak front door and frame
- Real wood multi-locking bi-fold doors front and rear doors factory finished
- Bespoke oak pergola
- Part brick and flint walled garden
- Designer Abbey Time Worn Sandstone patio area.
- External lighting to front and rear of the house
- Garden tap
- Garden power supply



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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ALL THE REASONS

# Thornham

IN NORFOLK  
IS THE PLACE TO CALL HOME



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 on two wheels.

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. While some stumble upon Thornham by accident while touring the coastline, there are many who have decided to make it a place to call home.



Three beautiful, individual homes at The Quavers.



## SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating, hot water underfloorheating throughout and super fast fibre optic broadband.

## ENERGY EFFICIENCY RATING

B. Ref:- 2276-3020-1309-6874-8200

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: ///shield.active.jolt

## AGENT'S NOTE

The Quavers have a right of way over a neighbouring driveway.  
The property has a 10 year Build Zone Warranty.

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.

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