



THE STORY OF

# Sandpits

*Burnham Norton, Norfolk*

SOWERBYS





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# Sandpits

Burnham Norton, King's Lynn, Norfolk  
PE31 8DU

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Detached Brick and Flint New Home

Stunning Coastal Views

Sweeping Country Views

Completely Private Coastal Location

Five Double Bedrooms

Two En-Suites and Family Bathroom

Vaulted, Open-Plan Living Space

Balcony

Almost 2,000 sq. ft.

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Located on the western edge of Burnham Norton, Sandpits is an incredibly private, detached house that enjoys some of the most eye-catching coastal and countryside views to be found along our beautiful North Norfolk coast.

Designed and built from new by the current owners, this is a house conceived to take full advantage of its stunning location. The layout is reversed, with the accommodation on the ground floor and the main living space above. There is a front door, of course, but as with any true Norfolk home, entry is naturally via the side door, where the utility and boot room are conveniently located — the perfect place to shake off muddy coats or sand-filled sandals after a winter walk or a summer paddle.

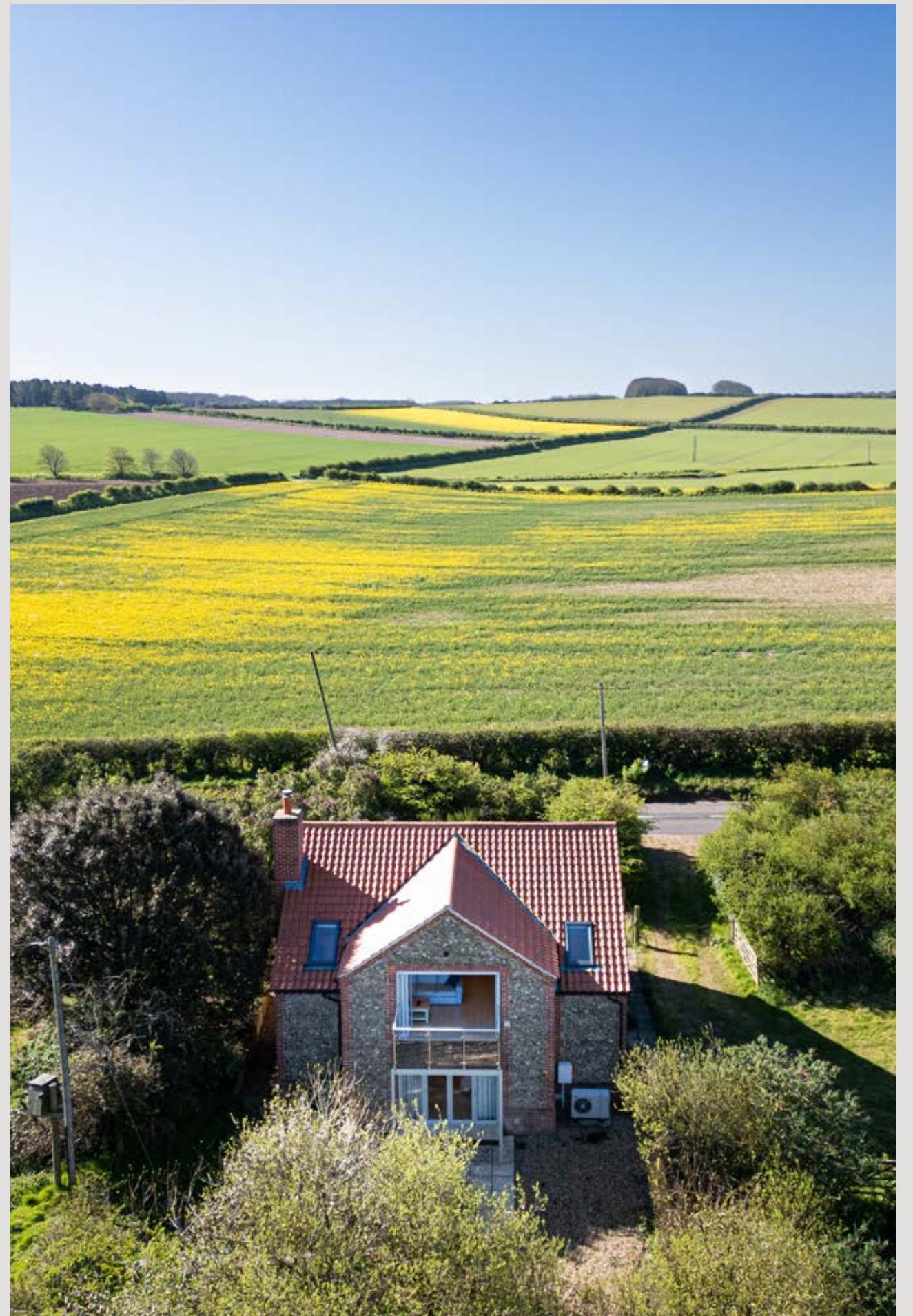
On the ground floor are four generous double bedrooms. Three share the family bathroom, while the fourth benefits from a large en-suite and bi-fold doors that open onto the sheltered patio.

Taking the grand oak staircase to the first floor, you'll be immediately struck by three things: the sense of space created by the vaulted ceiling, the abundance of natural light from the windows and bi-fold doors, and, of course, the absolutely stunning views. Who needs landscape paintings when the scenery outside rivals any work of art?

The kitchen is sociable and practical, with a central island, while a log burner adds a cosy touch for those blustery winter evenings. And when summer comes, simply slide back the glass doors and let the outside in, with the large balcony beyond.

The fifth double bedroom suite is also located on the upper floor, meaning that once the children or grandchildren have gone home, the house naturally transforms into single-floor living — perfect for just the two of you.



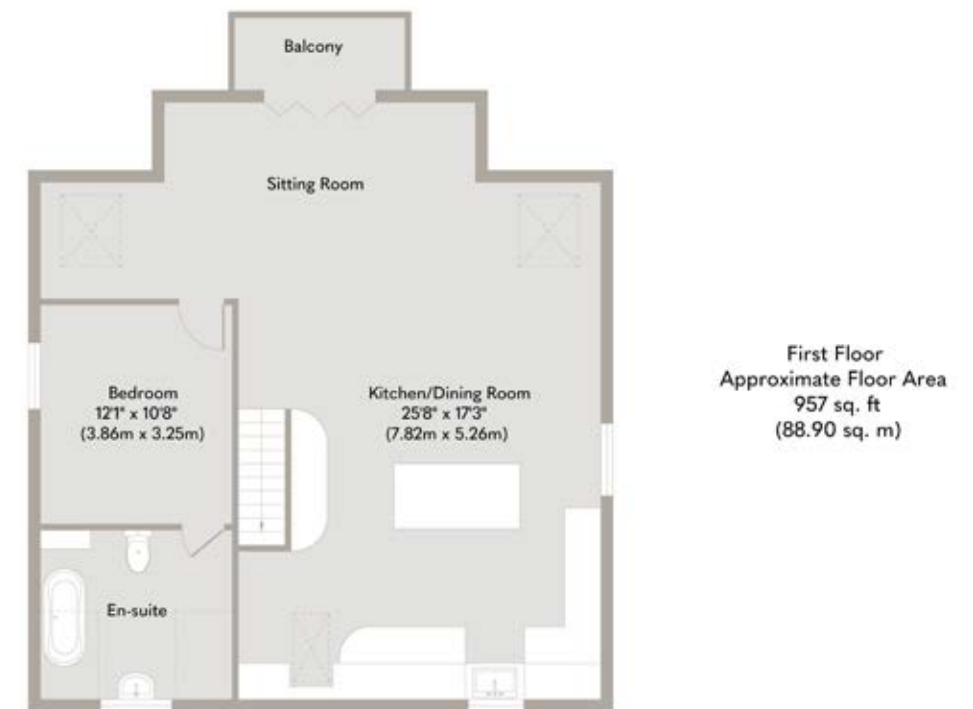
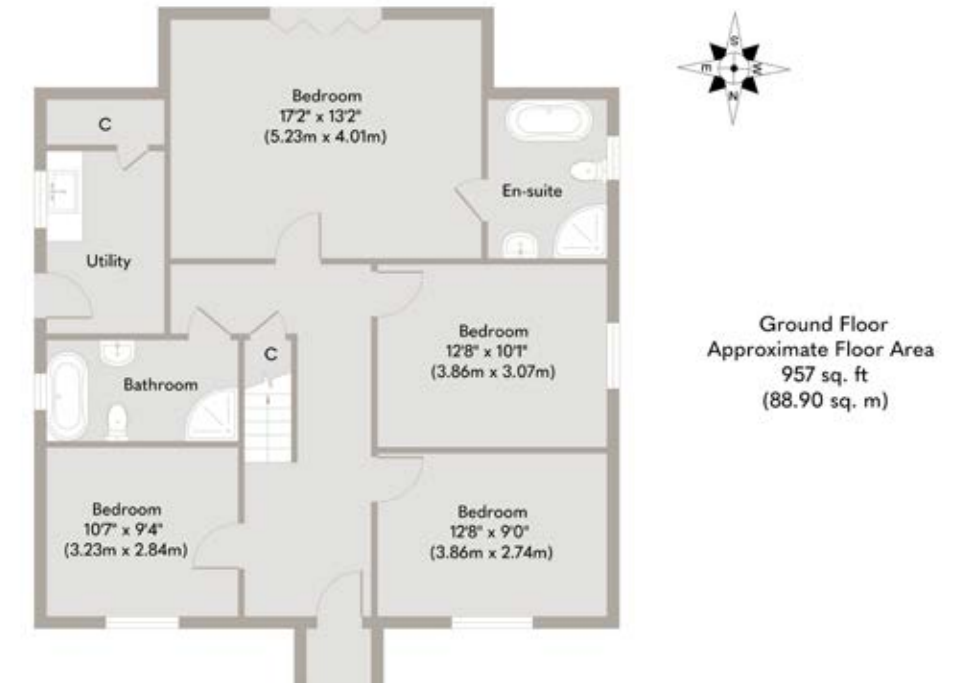






Outside, there is ample off-street parking to the side, along with plenty of space to store boats over winter. The garden is mainly laid to lawn, with a sheltered patio area adjoining the ground floor suite.

A much-cherished home-from-home, Sandpits is now ready for new owners to enjoy its peaceful setting, abundant wildlife and birdlife, and those breathtaking North Norfolk coastal views.



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 Norton

HISTORIC CHARM AND NATURAL  
BEAUTY AWAIT YOU

Burnham Norton is a charming village known for its picturesque landscapes, historical landmarks, and serene environments.

The village is home to St. Margaret's Church, known to date back to the 13th century. For those interested in history and medieval architecture, this is a must-visit with its impressive tower and stained glass windows. Alternatively, Burnham Norton Hall is a prominent feature of the village, showcasing classic Georgian architecture. While private, its exterior can be admired during a stroll through the village.

Nature lovers will enjoy exploring the marshes, which are part of the Norfolk Coast Area of Outstanding Natural Beauty. It's an ideal spot for birdwatching and enjoying peaceful walks. For a beach walk, there is a beautiful shingle beach in Burnham Norton, ideal for a family picnic or simply enjoying the sound of the waves.

The Burnhams, comprising several villages including Burnham Norton, are collectively known for their scenic beauty and traditional Norfolk architecture. Explore narrow lanes and quaint cottages that characterize this area. Locally, there are a few charming pubs and tearooms where you can sample traditional Norfolk cuisine and enjoy a pint of local ale. The establishments often reflect the village's relaxed and friendly atmosphere.

Just a short drive away, Burnham Market offers boutique shopping, art galleries, and more dining options. It's a lovely place to extend your visit and experience a broader range of amenities. Equally lovely, Holkham Hall is just over 6 miles away, and visitors can explore the hall's opulent interiors or stroll through the extensive parkland.



## Note from the Vendor



“Our favourite spot in the house is upstairs - with 360° views, both coastal and inland with no other houses to be seen.”



## SERVICES CONNECTED

Mains water and electricity. Air source heating and drainage to sewage treatment plant.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

B. Ref:- 8703-6318-4039-4926-5363

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: ///chins.topmost.removable

## AGENT'S NOTE

The driveway and parking to the side of the house is not owned by the house but Sandpits has the perpetual right of way over them and perpetual use of the parking.

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

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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