



# Sheldrake

BURNHAM NORTON

## SOWERBYS

Land & New Homes Specialists



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INTRODUCING

# Sheldrake

Friar's Lane, Burnham Norton,  
Norfolk, PE31 8JA

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Detached New Home

Five Double Bedrooms

Four En-Suites

'L' Shaped Kitchen, Dining and Family Room

Stunning and Iconic North Norfolk Views

Large Private Garden

Two Bay Cart Shed

Electric Gates

Two Roof Terraces

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Set on the southern side of the village and positioned to fully appreciate some of the most iconic North Norfolk buildings, Sheldrake is an immaculately presented new home with substantial proportions.

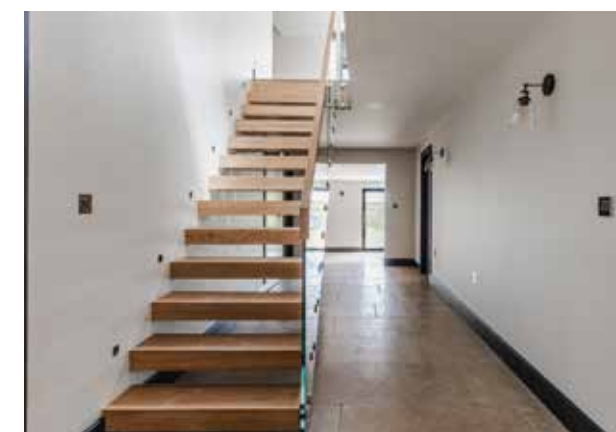
As the electric gates silently glide open you are immediately struck by how architecturally stunning this house is, and yet, using traditional brick and flint, its architectural design fits seamlessly into its countryside setting.

On stepping inside the wide and welcoming entrance hall you are immediately drawn into the house and to the rear, where it opens into a stunning 'L' shaped kitchen, dining and family room.



What makes this room so particularly magnetic is the three set of full-width sliding doors, which not only allow this room to be flooded with natural light, but also provide the first taste of those incredible vistas over the water meadows toward the Water Mill and the iconic windmill of Burnham Overy Staithe.

There is the business end, with its stylish kitchen and sociable and elegant central island, there is the dining area for boisterous breakfasts planning the day's adventures, or an intimate candlelit dinner with friends, and finally there is the seating area with those spectacular views. Where better to unwind with a good book, so long as the views don't distract! This is the perfect family room.





If you want a cosy night in front of the TV and an open fire, there is also a well-proportioned sitting room as well as the ground floor bedroom which could also be used as a home office.

The house has a side entrance straight into the utility and boot room and, with the ground floor shower room beside it, this is perfect for washing down muddy two and four legged little ones after a winter walk or a summer paddle.

Upstairs there are four very generous double bedroom suites, the largest of which has a spectacular walk through wardrobe, as well as its own covered roof terrace. However, the other three share the use of a further roof terrace which is a proper sun trap.







Outside and to the front is a sun drenched south-facing patio, a further patioed area off the kitchen family room and then, at the end of the lawned garden, there is a final patioed area where you can go to enjoy the sun setting in the west and observe the barn owls flitting over the water meadows of the River Burn.

Having been in their ownership for many years, Sheldrake holds a very special place in the hearts of this family of builders.

Whilst their reputation for quality and finish has been built on decades of building beautiful local homes, this is a house that they have put their hearts and souls into creating.

It has been thoughtfully arranged so that whichever room you are in, on the ground floor or upstairs, you have a view of an iconic and much painted North Norfolk building, the Water Mill and Windmill of Burnham Overby Staithe to the rear and the beautiful 11th Century St Margrets church to the front. In every aspect, this is a true Norfolk home.





# Specification

## CONSTRUCTION

- Fine Handmade, red blend, brick & stone
- Grey sandtoft Neo Pantile roof tiles
- Fine Handmade red blend brick/ zinc soffits
- Grey zinc roof cladding
- Black, metal Lindab guttering/downpipes
- ID Systems, black glazing
- ID Systems, black exterior doors
- ID Systems, black patio doors/sliders
- Brick and timber carport

## EXTERIOR

- Antique brass astro Mast Lights
- Timber/steel Feather Edge Corten fencing/gates
- Landscaping including shrubs/plants: Olive trees, Lavendar
- Outside tap
- Timber shed
- 14mm Yellow gravel driveway

## KITCHEN

- Kitchen Etc, Plain Norfolk in-frame kitchen
- Bianco Rivers Quarts worktops, island, upstands and splashbacks
- Double french farmhouse sink
- Quooker tap
- Neff, hide & slide oven
- Neff induction hob with integrated ventilation
- C.D.A Wine cooler
- Integrated bins

## BATHROOMS

- Lusso antique brass taps
- Lusso antique brass bath fittings
- Lusso Acquavita, antique brass shower fittings
- Merlyn black shower enclosure
- Push button rainfall shower
- Naples Premium straight, black towel heater

## GENERAL

- Creative Castings cantilevered staircase
- LPD Vancouver internal doors in dark grey
- MDF 150mm, pencil round skirting boards
- MDF 70mm, pencil round architraves
- Altro Rochester antique brass ironmongery
- Gil-Lec Hamilton Sher electrical sockets, telephone, Broadband & television points in antique brass
- Full wired and interconnected smoke detection system
- Fitted wardrobes to principal bedroom

## FLOORINGS

- Regent Tumbled Limestone Beswick stone to kitchen
- Regent Tumbled Limestone Beswick stone to utility room
- Tiles to Bathrooms/WC/En-suites
- Regent Tumbled Limestone Beswick stone to hallways

## WARRANTIES

- David Bullen 6 Year Professional Consultants Certificate.
- Central heating and fenestration guaranteed





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 Sowerbys*



The Garden and Views at Sheldrake

“From all aspects of this thoughtfully designed home, you can take in beautiful Norfolk views.”



## SERVICES CONNECTED

Mains water, electricity and drainage. BT fibre optic broadband connection.  
Samsung air source heat pump with underfloor heating to both ground floor and first floor.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

B. Ref: 9055-3023-9305-2175-6204

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: ///hurray.shook.enlarge

## AGENT'S NOTE

Some images used have been virtually staged and enhanced to show how the property could look once furnished and are for representative purposes only.

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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