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THE STORY OF
Burcott

Herrings Lane, Burnham Market

SOWERBYS



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Burcott

Herrings Lane, Burnham Market, Norfolk
PE31 8DP

Set Within a Generous Two-Acre Plot (STMS)
Offering Complete Privacy and Seclusion

Impressive Detached Residence Extending to
Approx. 3,707 Sq. Ft. of Beautifully Proportioned
Living Space

Elevated Position Boasting Far-Reaching
Panoramic Coastal Views and Uninterrupted
Countryside Outlooks

Four Spacious Double Bedrooms, Ideal for Family
Living or Hosting Guests

Three Versatile Reception Rooms, Perfect for
Entertaining or Relaxed Everyday Living

Elegant Carriage Driveway Providing a Striking
Approach and Ample Parking

Mature Gardens, Established Orchard, and
Sweeping Lawns Creating a True Rural Haven

Private Woodland Area Offering Peace and
Wildlife

SOWERBYS BURNHAM MARKET OFFICE

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Situated in probably the most private and peaceful location within the entire environs of Burnham Market and having been in the same family ownership for over 30 years, Burcott is an absolute gem of a home.

Herrings Lane in Burnham Market is recognised as one of the best addresses in the entire county. Less well known but even more exclusive is Millwood, the private road that leads off Herrings Lane to the west. Following the spine of the high ground that overlooks the panoramic view, from Lady Anne's Drive at Holkham in the east, through Burnham Overy Staithe and its iconic windmill in the centre ground, through to Brancaster Staithe in the west, the few houses along this private road enjoy views that encapsulate our beautiful and beloved North Norfolk coastline. As if that was not enough, on the other side of this ridgeline, the countryside views over the Burnham valley to the south are simply stunning.

Set back behind a carriage drive, the house sits neatly central to its plot. At over 3,700 sq ft, Burcott is a substantial property, yet with its surrounding grounds of approximately two acres, it almost feels like quite a modest home. Designed and built in the 1960's, the aesthetics of the house are of its time as is the interior. However, with very few changes to its internal layout, this is a house that could easily adapt to a more contemporary living and entertaining arrangement. The same could also be applied to the exterior and there are many fine examples locally where, with the use of brick and flint, cedarwood or simple render, houses that were once considered ugly ducklings have been transformed into swans.



While the interiors remain largely original, the house has all the makings of a stunning modern country home.





When the house was acquired by the family, they had the foresight to set about creating the privacy that Burcott enjoys today. On the eastern side they planted a hawthorn hedge that has grown to maturity and completely shields the entire property and gardens from any of the houses on the western side of Herrings Lane. On the western side they acquired part of the adjoining woodlands, as absolute insurance that nothing could disturb that boundary whilst also providing the most magical place for grandchildren to make dens and play hide and seek in.

Burcott is the furthestmost house at the very western end of Millwood. It only has one neighbour but, thanks to its now mature borders, it is completely private to all other houses within the village. It has been a much loved home for over three decades and could easily be updated and continue as such. Alternatively, with a plot as substantial as this, it could become whatever you want it to be.



...this quietly remarkable home sits gently within its generous two-acre grounds (STMS), surrounded by mature trees, orchard, and private woodland.





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 Market

THE JEWEL IN THE
NORTH NORFOLK CROWN

Treasured memories of family holidays, a day at the world-famous horse trials, or an afternoon browsing pretty boutiques-there are many ways to experience Burnham Market, the jewel of north Norfolk.

Located near the River Burn, the village is historically linked to Admiral Horatio Nelson, who lived nearby in Burnham Thorpe.

Refined elegance defines village life. Traditional homewares at Uttings, tasty treats at the Tuscan Farm Shop, Humble Pie Deli, or Gurneys Fish Shop, and handpicked wines at Satchells - this place savours the finer things. Dining out is a joy with award-winning Socius offering British-inspired tapas, and NoTwenty9's bar and restaurant providing a relaxed spot for summer evenings.

Fashion thrives on the Champagne coast. For chic style, head to Anna's boutique, The Hat Shop for fancy headwear, Gun Hill Clothing Company for country attire, or Joules and Jack Wills for casual wear. For culture, explore Burnham Market's art galleries-the Fairfax Gallery and Pococks the Artmonger. If you have little ones, visit Mable's sweet shop for traditional sweets.

Burnham Market and its smaller siblings, Burnham Deepdale, Burnham Norton, Burnham Overy Staithe, and Burnham Thorpe, boast some of the finest houses on the coast. Whether your dream is a Georgian classic, a traditional cottage, or a sleek contemporary house, this is a perfect place to discover your forever home.



Note from Sowerbys



“Burcott is a much-loved family home offering rare seclusion, timeless charm, and one of the most breathtaking outlooks in North Norfolk.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 0221-3051-8206-6375-0204

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: ///slopes.gold.spaceship

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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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