



THE STORY OF

# 6 Old Railway Yard

*Burnham Market, Norfolk*

SOWERBYS



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# 6 Old Railway Yard

Burnham Market, Norfolk,  
PE31 8UP

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Quiet Village Location

Over 3,000 Sq. Ft.

Five Double Bedrooms

Open-Plan Living Space

Electric Gated Parking

Mediterranean Style Garden

Contemporary Finish

Luxurious Principal Bedroom Suite

Short Walk from Village Centre

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SOWERBYS BURNHAM MARKET OFFICE

01328 730340

[burnham@sowerbys.com](mailto:burnham@sowerbys.com)





Situated just to the south of the village playing fields, away from the hubbub, 6 Old Railway Yard is a beautifully presented home which enjoys both an abundance of living and entertaining space as well as equally generous accommodation.

Approached via a private road, on what was once part of a railway siding, Number Six was originally a rather dated and shabby bungalow. However, the current owners could see its potential and so set about creating the wonderfully contemporary home that we see today.

The property is neatly divided into two distinct areas, and this becomes immediately apparent when entering the double height entrance hallway, which cleverly divides the living space from the resting space.



Upon entering you are naturally drawn ahead towards the living, seating, cosying, eating and cooking, open-plan delight that this quite simply amazing room encapsulates. To one corner, the log-burner provides comforting warmth, the lantern roof illuminates the dining space, and then the lustrous, stylish and contemporary kitchen, with breakfast bar, perfectly completes this enormous yet defined room. There are two sets of fully retracting bi-fold doors that allow free-flowing access out to the garden and ensure that this room is both light and airy on those balmy summer days and nights. Finally, and for those just needing their own space or perhaps a duvet day in front of a box set, there is also a TV snug room tucked away off the hall. accommodation is, without doubt, sumptuous!

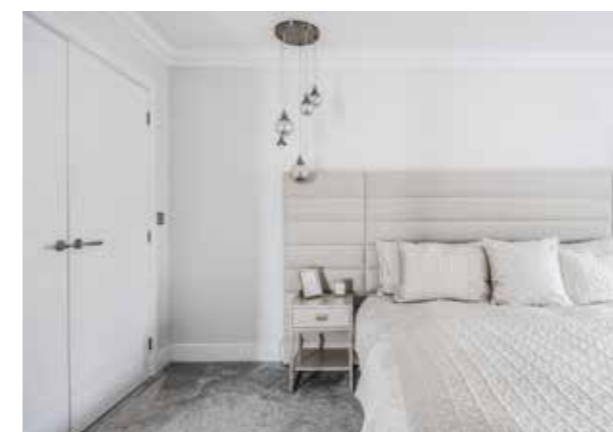


We've transformed the original bungalow into a comforting, light and peaceful home.





The other half of this storey is the extensive bedroom accommodation; on the ground floor there are four large double bedrooms, two which share a family bathroom, a guest suite and, what in most houses would be considered the principal, a suite which has both an en-suite shower room with twin hand basins, and a walk-in dressing room. However, the principal suite in this house is accessed via the grand staircase in the entrance hall and is the only room on the first floor. To describe it as generous is to almost an injustice! The main bedroom, with its dressing area, is over 30ft in length, and enjoys wonderful village views towards the green expanse of the playing field. The en-suite bathroom is just as lavish with its contemporary and sleek standalone bath and large rain shower behind. This upstairs accommodation is, without doubt, sumptuous!

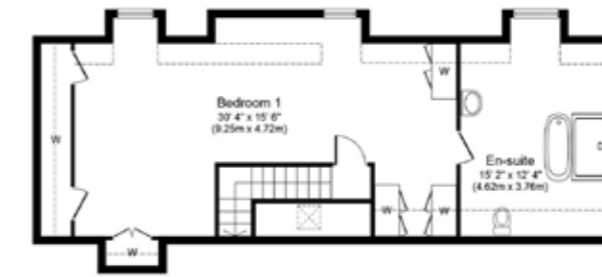


Outside, and to the front there is an abundance of off-street parking which is secured behind the electric sliding steel gate. To the rear, the outside space is paved immediately off the open-plan living room with a raised limewashed border that gives it an almost Mediterranean feel. To the side there is a further garden area which is fitted with Astroturf so obviously this is a garden that requires very little maintenance.

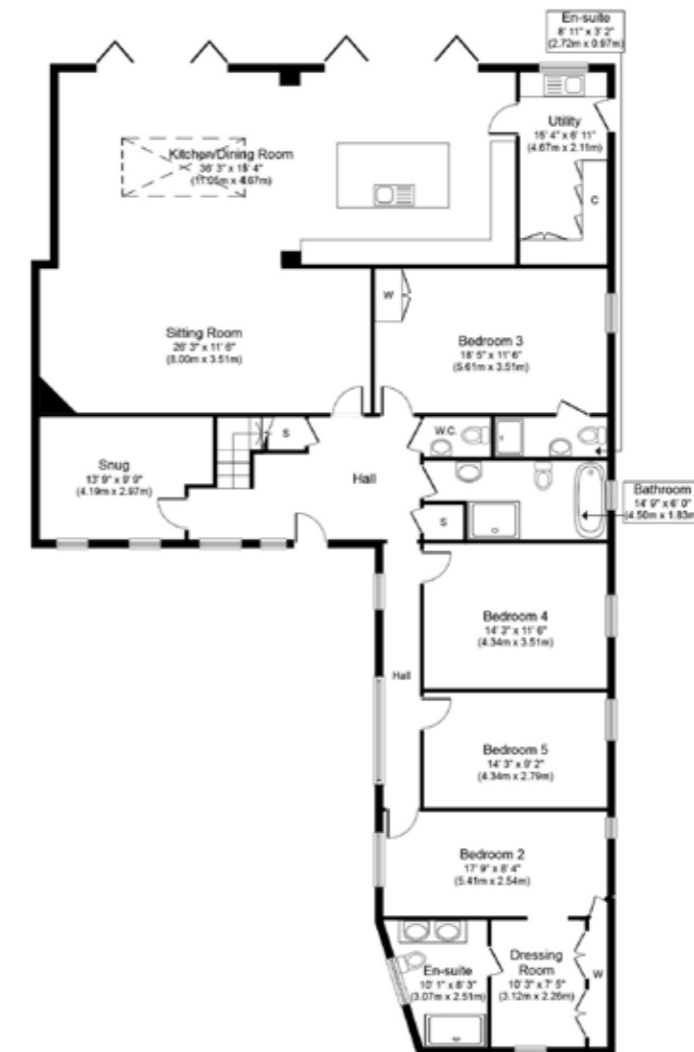
Although the original concept was to create the perfect 'lock up and leave' holiday home-from-home, this property has been used for the last year as a main home, thus proving it is ideal for both. It is positioned on the quieter side of what can become a very busy village yet is just a few minutes' walk from all the wonderful attractions that make Burnham Market so popular all year round.







**First Floor**  
**Approximate Floor Area**  
**738 sq. ft.**  
**(68.6 sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**2,351 sq. ft.**  
**(218.4 sq. m.)**

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 the Vendor



“We love the downstairs living space, particularly in the summer.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 0390-2989-5110-2802-0975

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: ///town.recount.questions

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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

