



THE STORY OF
Cedar Cottage

Thornham, Norfolk

SOWERBYS



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Cedar Cottage

Thornham, Norfolk
PE36 6ND

Detached Four Bedroom House

Award Winning Design, 3,300 Sq. Ft.

Wonderful Free Flowing Living Space

Three Reception Rooms

South Facing Private Garden

Integrated Double Garage

Peaceful Coastal Location

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Situated on the peaceful south-eastern edge of the sought-after coastal village of Thornham, Cedar Cottage is a beautifully crafted four-bedroom detached home that perfectly captures the charm and elegance of North Norfolk living.

Designed and built 15 years ago by one of the area's most esteemed developers, this award-winning home was named Best New Build of its year in the borough - testament to its exceptional design. From the moment you enter, the house flows effortlessly between grand entertaining spaces and relaxed family living.

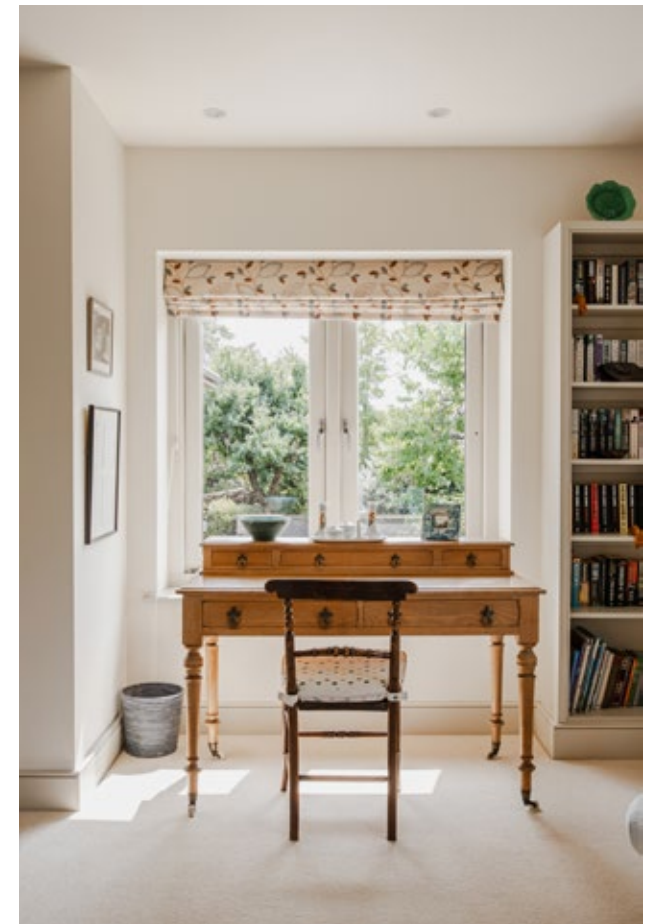
At its heart is a striking central dining room that connects seamlessly with the welcoming kitchen and breakfast area. The spacious drawing room, with its two-way log burner, is cosy in winter and opens fully to the sun-drenched, south-facing garden in summer, thanks to wide bi-fold doors.

For quiet moments, the morning room - with its elegant lantern ceiling and sheltered patio - is ideal for coffee and contemplation. The home's layout is thoughtfully designed, with every space intuitively connected.

Practical features include a secondary entrance into a generous utility room, perfect for sandy toes and muddy paws, and a flexible library/home office with an adjacent shower room, ideal as a guest suite.

Upstairs, four double bedrooms offer comfort and space. Two share a family bathroom, the guest room enjoys its own en-suite, and the luxurious principal suite boasts a walk-in dressing room, elegant en-suite, and a covered south-facing roof terrace - perfect for a quiet read or evening drink.

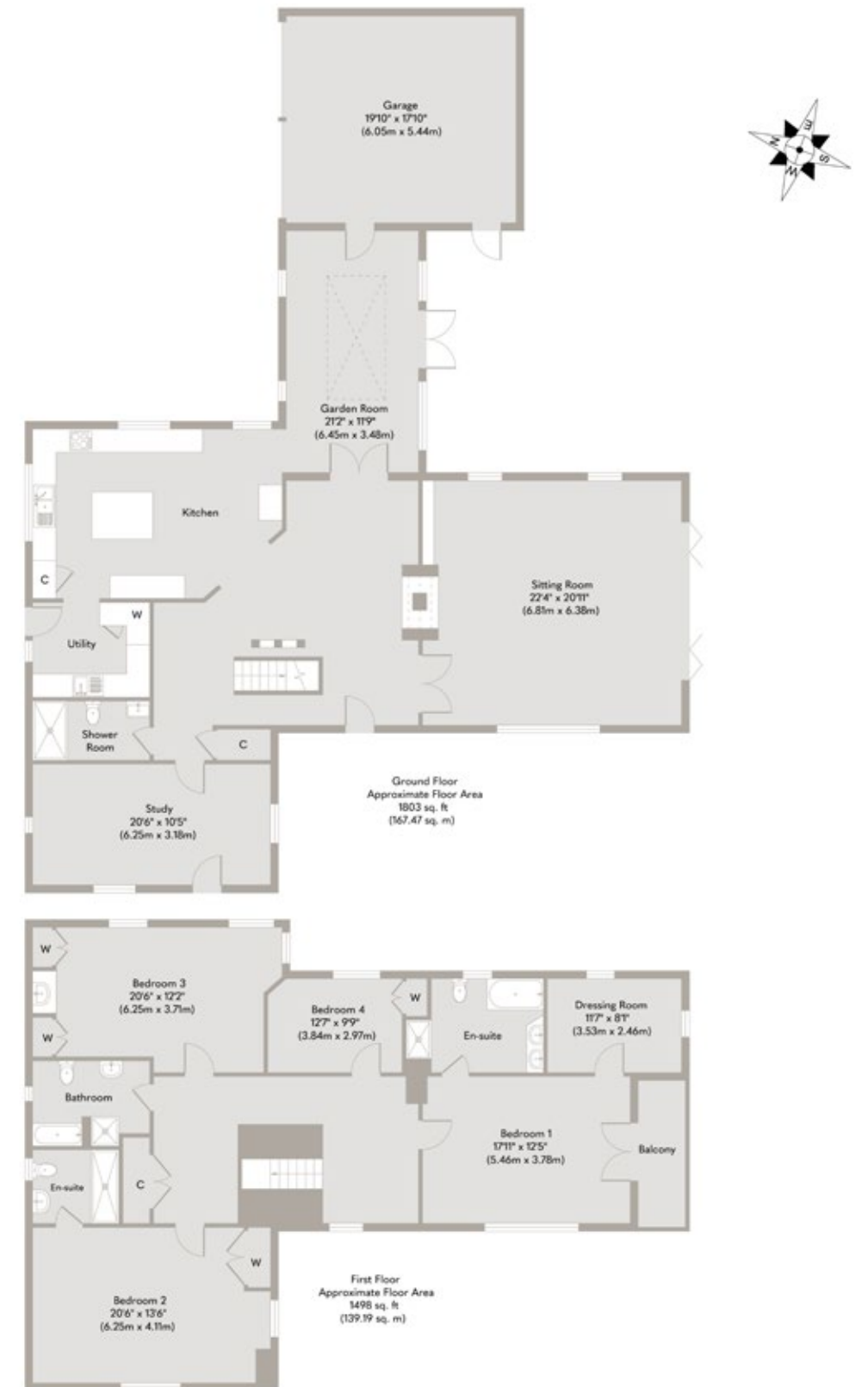




Beyond the living spaces, Cedar Cottage has ample gravelled off-street parking and an integrated double garage, offering space for boats, kayaks, bicycles, or simply keeping your cars dry on a rainy Norfolk afternoon.

Lovingly maintained since its inception, Cedar Cottage radiates a warmth and authenticity that only a much-loved family home can. It now awaits the next chapter, ready to welcome a new family to start making cherished memories of their own.





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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Thornham

A COASTAL BOLTHOLE
WITH MANY FOODIE HOTSPOTS

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.

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



Note from Sowerbys



View from patio looking sitting room

“Cedar Cottage radiates a warmth and authenticity that only a much-loved family home can.”



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref: 7435-3223-4500-0679-3272

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: ///musically.going.moguls

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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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