



INTRODUCING

Hamilton House

Burnham Market, Norfolk

SOWERBYS



THE STORY OF

Hamilton House

1 Blacksmiths Yard, Burnham Thorpe,
Norfolk, PE31 8HL

Detached New Build Home

Designed and Built by Holkham Estate

Four Double Bedrooms

Stunning Kitchen/Breakfast Room

South-Facing Landscaped Garden

Generous Plot

Double Garage

Parking Space for Four Cars

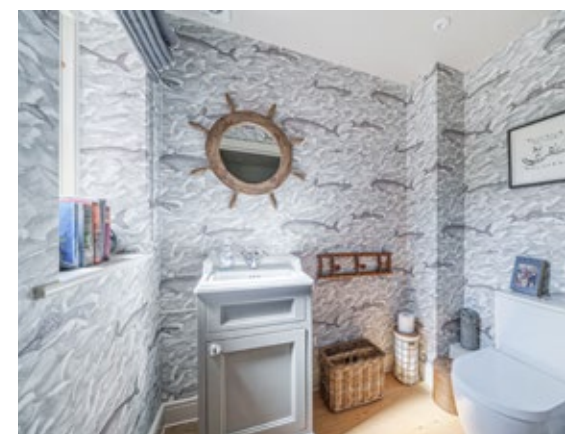
Interior Design Finish

SOWERBYS BURNHAM MARKET OFFICE

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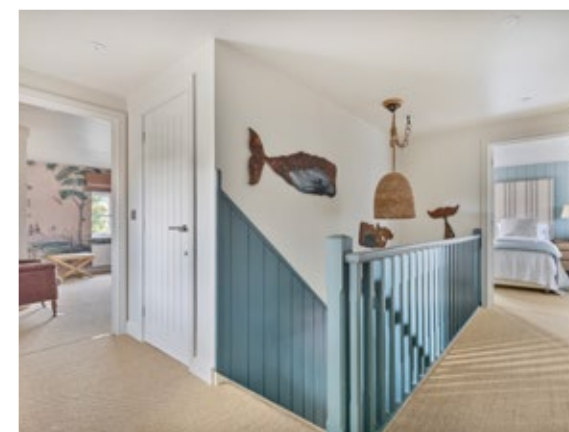
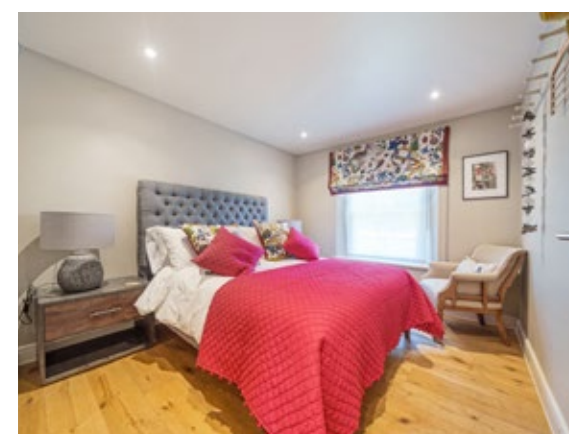
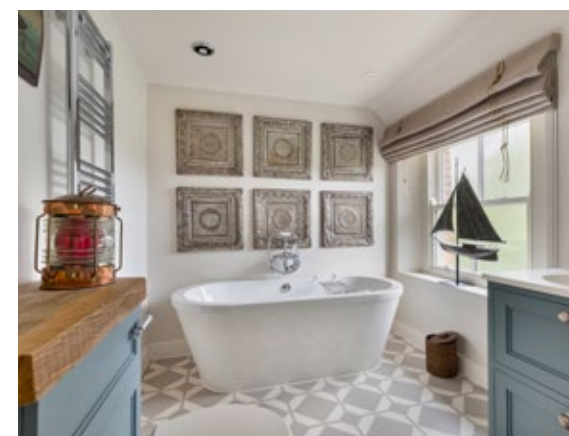
Set within a generous plot, Hamilton House is a beautifully crafted home, originally designed and built by the Holkham Estate to reflect the traditional charm of its village setting. Carefully enhanced by its current owners, the property now offers a perfect balance of classic character and stylish, contemporary touches.

Approached via a private driveway leading to a double cart-shed garage with off-road parking for four vehicles, the house is also accessed by a reclaimed oak-framed walkway, lined with vintage red bricks, that leads through the landscaped garden and into the main entrance hallway.

At the heart of the home lies the impressive kitchen/breakfast room, complete with a central island ideal for relaxed dining, morning coffee, or casual entertaining. French doors open directly onto the south-facing garden, while a luxurious walk-in pantry adds both charm and practicality. A separate dining room offers flexibility — equally suited to more formal occasions, as a home office, or a cosy snug.

The main reception room is filled with natural light and features a traditional brick fireplace with an oak-beamed lintel and a wood-burning stove — the perfect place to unwind after a bracing walk or a visit to the local pub. Also on the ground floor is a spacious double bedroom, guest cloakroom, and a well-appointed utility and boot room.





Upstairs, the three double bedroom suites each have their own distinct personality. The principal suite is notably generous in size and includes bespoke fitted wardrobes and a stylish en suite shower room. Designed with flair, the bedroom is adorned with dusky-hued Kit Kemp wallpaper, inspired by American folk art, to create a calming and magical space.

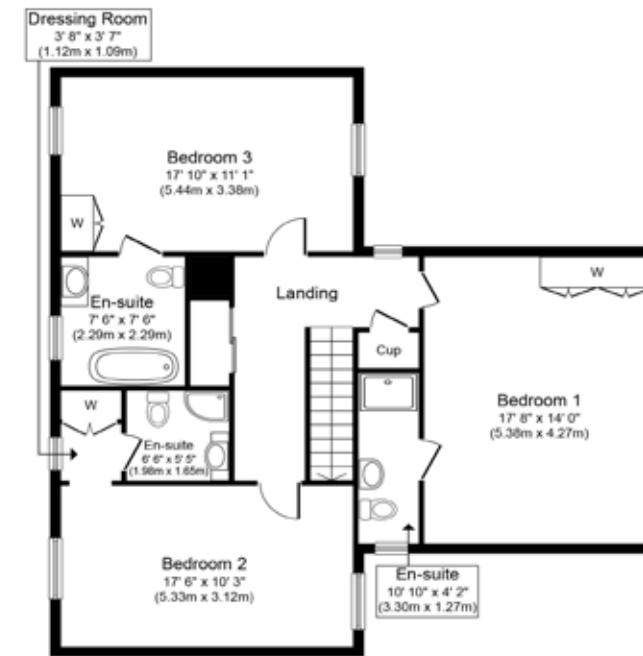
One of the standout features of the home is the artisan-crafted bunk room — a truly unique space inspired by the village's naval heritage. Commissioned with exceptional detail, this bespoke room includes a king-sized bed flanked by adult-sized single beds and a raised bunk above, finished with salvaged maritime materials including reclaimed teak and Burmese timber. It's a joyful space that captures the imagination and offers flexible accommodation for adults, children, or guests.

Outside, the professionally landscaped garden has been thoughtfully designed to thrive in the coastal setting, with pleached hornbeam hedging offering privacy and shelter. A reclaimed brick path leads to a large York stone patio, perfectly positioned to enjoy sunsets and alfresco dining. There is also planning permission in place for a garden room or all-weather entertaining space.

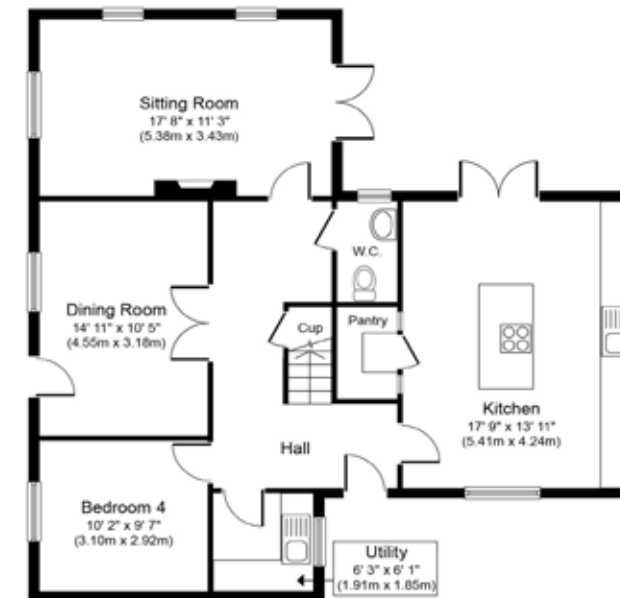
The double cart-shed garage provides generous storage above, accessed via an electric loft ladder, and planning consent exists for the construction of a boat shed or further outbuilding adjacent to the garage.

Hamilton House is a rare offering — a thoughtfully designed and beautifully finished home in a sought-after village, combining quality craftsmanship with comfort and charm.

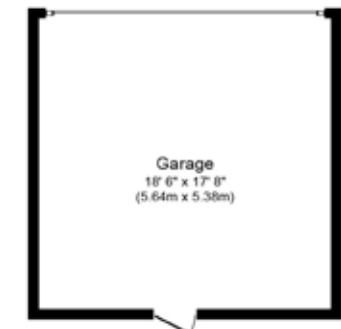




First Floor
Approximate Floor Area
973 sq. ft.
(90.4 sq. m.)



Ground Floor
Approximate Floor Area
969 sq. ft.
(90.0 sq. m.)



Outbuilding
Approximate Floor Area
327 sq. ft.
(30.4 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 Thorpe

DISCOVER COASTAL CHARM IN
BURNHAM THORPE.

Burnham Thorpe is very much off the beaten track. It's famous for being the birthplace of Nelson although his house was knocked down many years ago. The pub, The Lord Nelson, has recently reopened following substantial renovations. It's just 2 miles from Burnham Market with its wide range of shops and boutiques together with good food establishments, and a little over 2 miles from the coastal village of Burnham Overy Staithe with its tidal harbour, and good walks across the marshes and long sandy beaches.

In an Area of Outstanding Natural Beauty, Burnham Market is for many people the jewel in the crown of North Norfolk, a stunning Georgian village with a green surrounded by 18th century houses, shops and chic boutiques. Along with The Hoste Arms, it also boasts the exciting restaurants; Number 29, and Socius. The village has a range of amenities including doctors' and dental surgeries, primary school and post office.

There is an abundance of small village shops including a butcher, fresh fish shop, beauty and hair salon. Also there are bookshops, art galleries, a good wine merchant, Satchells, and a popular delicatessen, Humble Pie. The village playing field has all weather tennis courts and children's recreational equipment. The village is close to the sailing harbours at Brancaster Staithe and Burnham Overy Staithe and the Royal West Norfolk Golf Course at Brancaster. The closest rail link to London King's Cross is at King's Lynn.



Note from Sowerbys



“Hamilton House has an exquisite finish, as only someone who cares about it could achieve.”



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:-4289-6131-1680-1646-1206

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: ///nowadays.hotel.tastier

AGENT'S NOTE

Plans for both the boat shed and the enclosed dining area are available on request.

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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