

THORNFIELDS HOUSE  
BEAUTIFULLY DESIGNED

SOWERBYS

Land & New Homes Specialists





INTRODUCING

# Thornfields House

St George's Court, Thornham, Norfolk  
PE36 6LT

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Five Bedroom Home

Approximately 3,757 Sq. Ft. of Accommodation

Set Over Three Storeys

Ground Floor Underfloor Heating

Bespoke Fireplaces and Entrance Hall Staircase

Family Bathroom and Four En-Suites

Low Maintenance Garden

Off-Road Parking and Cart Lodge

Nestled on an Award-Winning Development

Popular and Beautiful Coastal Village Location

Inspiring and Delightful Views

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Standing proudly in one of North Norfolk's most delightful coastal villages, Thornfields House is a splendidly crafted five bedroom home.

Nestled on the award-winning St George's Court in Thornham, this three-storey home exudes sophistication.

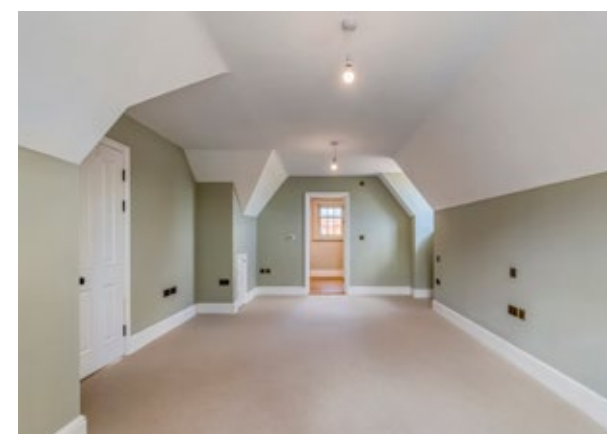
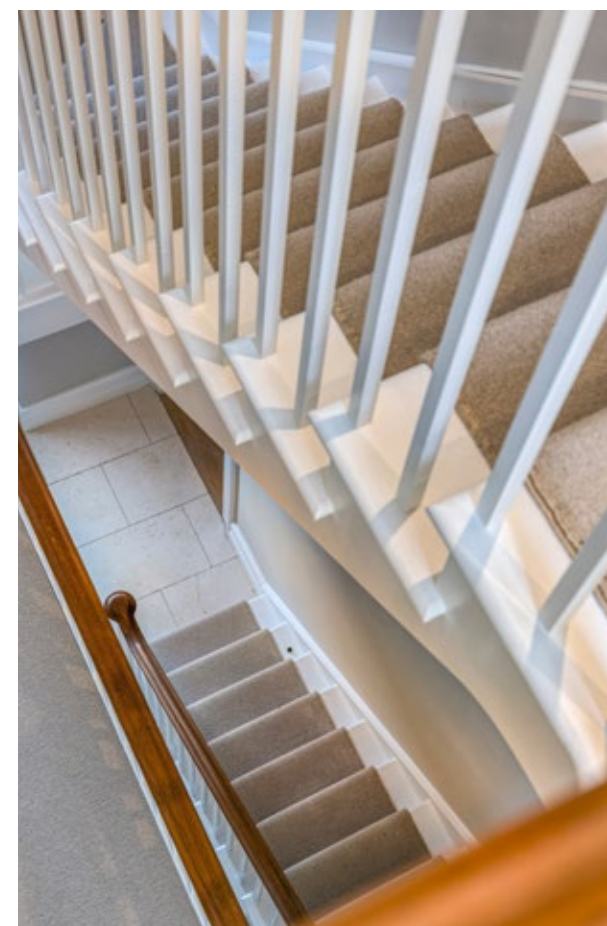
A pinnacle of quality craftsmanship, the design for this distinguished home is attributed to Nicholas Jacob Architects. Their distinctive touch to the traditional brick and flint style is complemented by a dedication to intricate design.

With views out over the marsh and beach at Thornham, this home gifts you a vista of the lifestyle which is at your doorstep.

Enjoy this cherished area and discover the perks of being close to both the coast and the countryside, a unique and idyllic offering for Norfolk coastal homes.





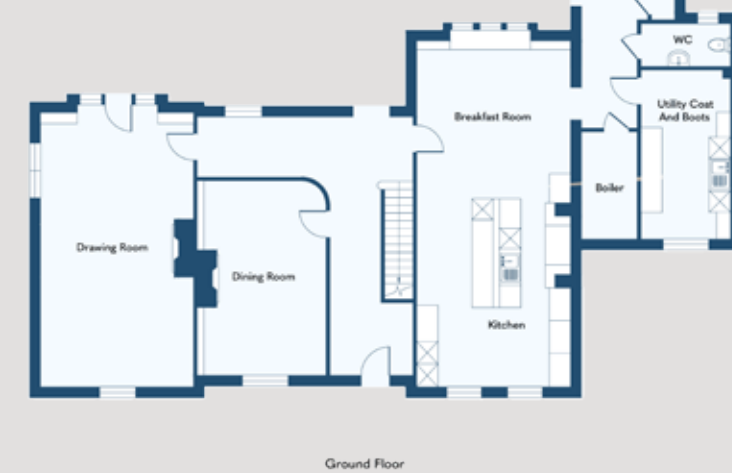


## Exceptional Norfolk Quality

A home designed to exude sophistication, this tailor-made home is the result of fine craftsmanship.

- Home designed by Nicholas Jacobs Architects
- Bespoke entrance gates and traditional parkland fencing surrounding St George's Court
- Areas adorned with discreet low level lighting and protected trees
- High quality stone flooring and engineered oak throughout the ground floor
- Bespoke staircase in the entrance hall
- Landscaped planted garden and terrace
- Jem Lake handmade kitchen with large stainless steel Rangemaster and integrated Miele appliances, further details available in the future
- Ground floor underfloor heating
- EV charging - wiring available for buyer to install charger of their choice
  - Custom-built fireplaces
- High-quality sanitary ware to bathrooms, with underfloor heating
- A mixture of pendant lighting and down-lighting throughout
  - External lighting to front and rear elevations
  - Bespoke double glazed timber sash windows, doors and conservation roof lights





- GROUND FLOOR:** • Drawing Room 28'5" x 16'2" (8.65m x 4.94m)  
 • Dining Room 17'11" x 11'11" (5.47m x 3.62m) • Kitchen/Breakfast Room 32'10" x 16'2" (10.02m x 4.94m)  
 • Open Cart Lodge 22'10" x 18'5" (6.96m x 5.61m)
- FIRST FLOOR:** • Bedroom One 19'8" x 16'2" (6.00m x 4.94m)  
 • Dressing Room 11'10" x 6'1" (3.61m x 1.86m) • Bedroom Two 17'11" x 16'2" (5.47m x 4.94m)  
 • Bedroom Three 17'10" x 12'3" (5.43m x 3.74m)
- SECOND FLOOR:** • Bedroom Four 29'4" x 16'1" (8.95m x 4.89m)  
 • Bedroom Five 26'4" x 16'2" (8.02m x 4.93m)



# Thornham

A COASTAL BOLTHOLE  
WITH MANY FOODIE HOTSPOTS

Thornham is perhaps the quintessential Norfolk coastal village, full of charm, character, and contemporary appeal. A peaceful bolthole with a rich past, it's known for its flint and brick cottages, handsome period homes, and a setting just moments from the salt marshes, nature reserve, and coastline. Once a quiet stop between Hunstanton and Burnham Market, Thornham has quietly transformed into one of North Norfolk's chicest destinations, now home to award-winning pubs, eateries and a boutique retail park.

Its history is woven with tales of trade and smuggling, once used by the Romans and later a hub of illicit maritime activity until the harbour silted up in the early 20th century. Many of the old fishermen's cottages have been sensitively restored in soft tones and modern coastal style. The atmosphere is calmer now, perfect for long weekends or longer stays.

Start your day at Thornham Deli with a laid-back brunch and browse their handpicked lifestyle range or deli counter for treats to take home. A little further along the coast road, Drove Orchards offers independent shops, seasonal surprises, a farm shop, bakery, deli, and even a Gurneys Fish Shop satellite. It is also home to Open Sky Cycles, making it a great place to leave the car and explore the coast by bike.

Food is a big part of Thornham's appeal. From the original Eric's Fish & Chips and its quirky yurt-based sibling Eric's Pizza, to the ever-popular Lifeboat Inn and The Orange Tree, you're spoiled for choice. While some visitors stumble across Thornham by accident, many return again and again, and some choose to make it home. With its mix of coastal beauty, food culture and relaxed sophistication, it's easy to see why.



*Note from Sowerbys*



“If you’re looking  
for a serene  
lifestyle,  
Thornham will  
tick that box and  
more...”



## SERVICES CONNECTED

Mains water, electricity and drainage. LPG central heating with underfloor heating to the ground floor. Standard TV connections installed for buyer to install their own satellite if desired. Telephone and fibre broadband connected.

## GUARANTEE

New Build Premier Guarantee

Central heating, fenestration and appliances guaranteed.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///resonated.dearest.page

## AGENT'S NOTE

Please enquire with branch for details of covenants, restrictions, management charges and rights of access details.

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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