



THE STORY OF

1 Mill Green

Burnham Market, Norfolk

SOWERBYS



THE STORY OF

1 Mill Green

Burnham Market, Norfolk
PE31 8DY

Peacefully Tucked Away off Bellamy's Lane

Detached, Single-Storey Living, Ideal for Those
Seeking Ease and a More Relaxed Pace of Life

Three Well-Proportioned Bedrooms, Including
Two Generous Doubles and a Cosy Single

Beautifully Light-Filled Garden Room, Seamlessly
Connected to the Main Living Space

Charming, Enclosed Rear Garden, Lovingly
Tended and Wonderfully Private

Welcoming Sitting Room with Timeless
Character, Flows Through to Kitchen and Garden
Room

Spacious Kitchen Breakfast Room, Ideal for
Everyday Living and Sociable Weekend Brunches

Detached Brick-Built Garage and Covered
Carport, with Ample Off-Street Parking

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com





Tucked away off Bellamy's Lane, on the quieter eastern edge of Burnham Market, this much-loved three-bedroom home offers a rare opportunity to embrace a slower, more peaceful way of life. Owned by the same family for nearly half a century, Number One has been a cherished sanctuary, a place to recharge, reconnect, and escape the demands of everyday life.

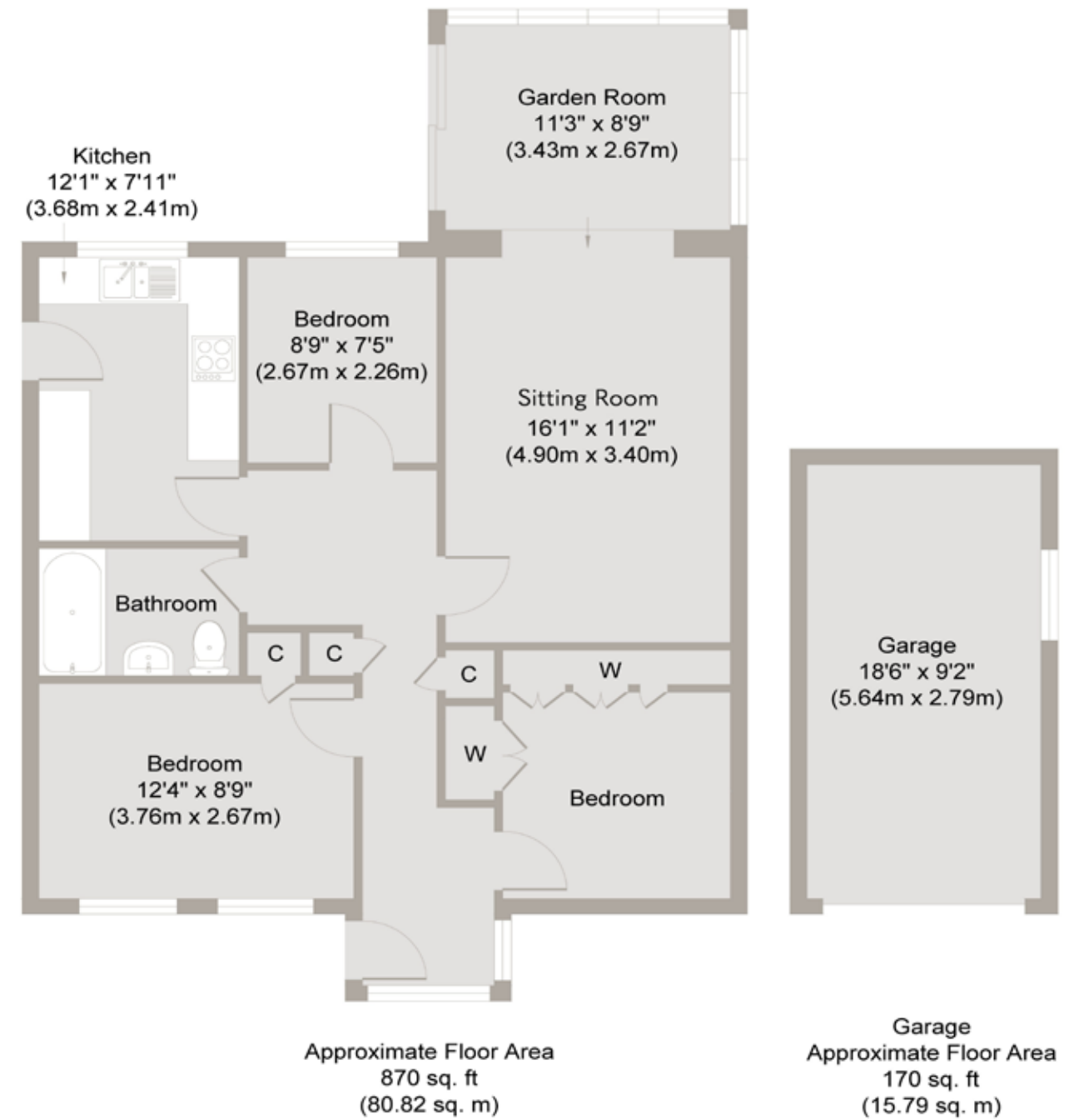
Inside, the home exudes warmth and timeless comfort. The original layout has been lovingly maintained, with a welcoming sitting room that flows effortlessly into a sunlit garden room, the perfect spot to gather around the dining table for long, leisurely meals with family or friends. Light spills through the windows, drawing your eye out to the beautifully tended, fully enclosed rear garden, a private green oasis for morning coffees, summer lunches, or simply listening to the birdsong.

The well-proportioned kitchen breakfast room is ideal for rustling up a relaxed brunch before heading out for a walk or beach day, while two generous double bedrooms and a third single offer restful spaces to unwind. A family bathroom serves all three rooms with ease.

Practicality meets charm with a covered car port, a separate brick garage (ideal for storing everything from bikes to beach gear), and off-street parking. Sliding doors from the garden room invite you outdoors, blurring the lines between inside and out and encouraging a more laid-back, outdoor lifestyle.

Though tastefully preserved in its original style, the home is immaculately maintained — a testament to the care and affection it has received over the decades. Whether you're looking for a peaceful full-time residence or a weekend retreat, Number One offers more than just a home — it offers a way of life.





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.

Copyright V360 Ltd 2023 | www.houseviz.com

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



“Number One has been a cherished sanctuary, a place to recharge, reconnect, and escape the demands of everyday life.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:-0560-3051-4206-1425-3200

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: ///dollars.reforming.cowboy

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

To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home

*Nelson's
Journey*

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

