



THE STORY OF

Lugger Cottage

Burnham Market, Norfolk

SOWERBYS



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Lugger Cottage

7 Gents Yard, Burnham Market, Norfolk
PE31 8EN

Stunning Period Cottage

Two Double Bedrooms

Neptune Kitchen with Integrated
Neff and Bosch Appliances

Quiet Village Location

Easy Walk to Village Amenities

Private Garden

Log Burner

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Beautifully presented Victorian cottage, perfectly positioned just south of the village hub - close enough to enjoy all the amenities, yet tucked away from the holiday bustle.

Bought by the current owners over seven years ago, Lugger Cottage has undergone a complete transformation. What was once a tired property has become a beautifully curated home, full of charm and thoughtful design.

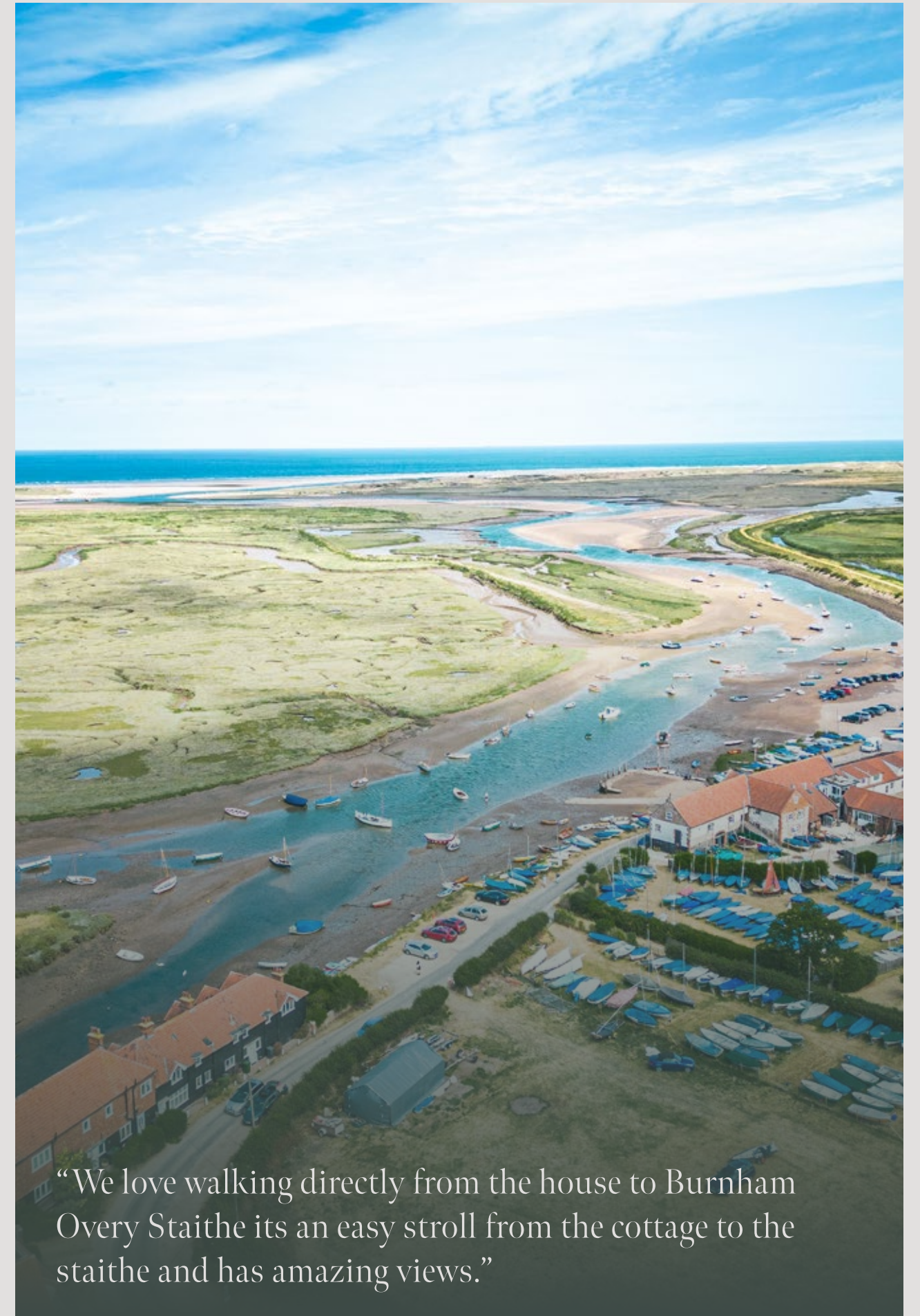
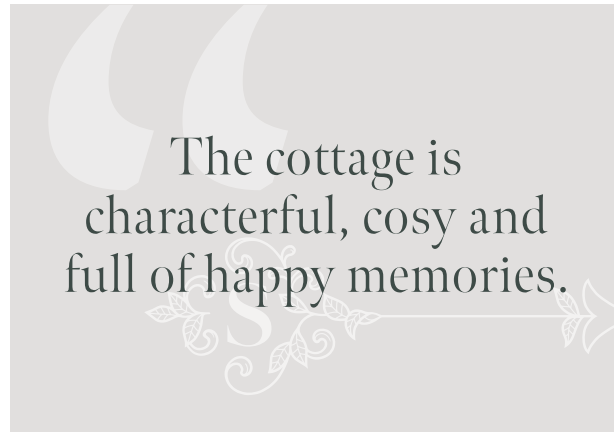
The central hallway leads to all the ground floor rooms. Straight ahead is the impressive Neptune kitchen - faultless in finish and wonderfully practical in layout, combining timeless style with everyday function. To the right sits a sleek, well-fitted bathroom, and to the left, the inviting sitting room. With its log burner, shuttered windows and warm tones, this space perfectly captures the essence of a cosy country cottage - the ideal place to unwind after a day exploring the coast.

“We love cosying up in the living room in front of the wood-burner.”

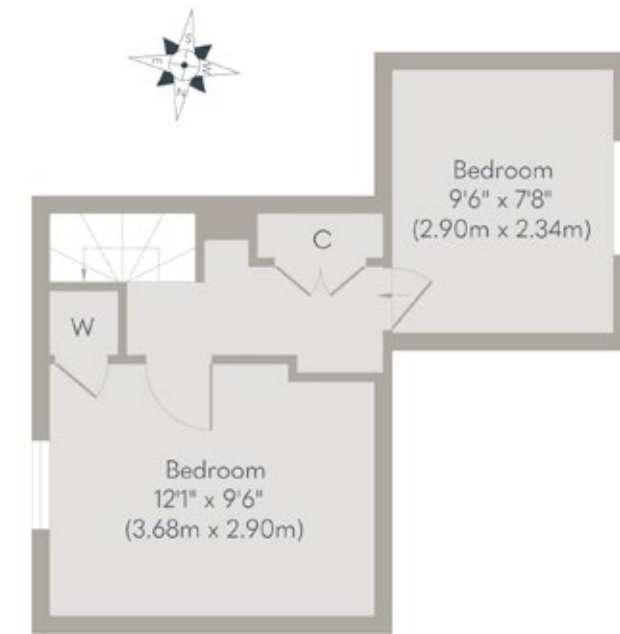
The traditional Norfolk winder staircase leads to two double bedrooms on the first floor, the principal of which surprises with its notably high ceiling - a rare find in a cottage of this era.

Outside, a private rear terrace offers the perfect spot for an evening sundowner, while a further garden area beyond Gents Yard provides space for entertaining friends on summer evenings.

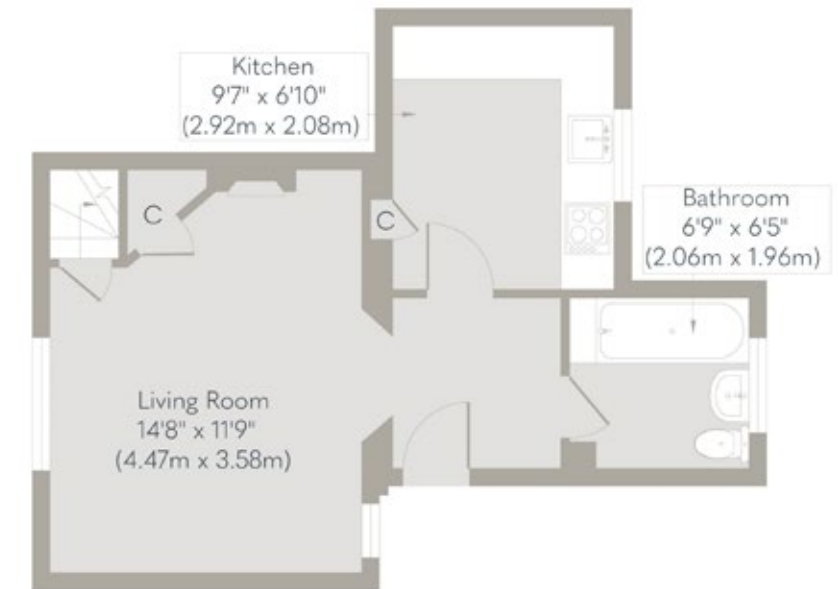
Lugger Cottage is a true labour of love. Every detail reflects the care and respect given to its restoration, creating a home that balances period charm with refined, modern comfort. Now ready for its next chapter, it awaits new custodians to enjoy it as much as its current owners have.



“We love walking directly from the house to Burnham
Overy Staithe its an easy stroll from the cottage to the
staithe and has amazing views.”



First Floor
Approximate Floor Area
272 sq. ft
(25.26 sq. m)



Ground Floor
Approximate Floor Area
363 sq. ft
(33.70 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



“The rear courtyard is an absolute sun trap and we have loved sitting out there with a glass of wine!”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating with Nest thermostat.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 9310-3036-9207-3044-0200

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: ///frozen.gloves.tweed

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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