

# SOWERBYS

Norfolk Property Specialists



## Western House

Market Place, Burnham Market, King's Lynn, Norfolk, PE31 8HE

Fully Furnished £3,495 pcm



Viewing by appointment with our

Dereham Office 01362 693591 or [dereham@sowerbys.com](mailto:dereham@sowerbys.com)





## WESTERN HOUSE

Sowerbys are delighted to present Western House in Burnham Market, a rare opportunity to rent one of North Norfolk's most sought-after properties. A fine example of a cottage boasting luxury accommodation throughout and bordering the famous market green, the property could not be situated within a more sought-after location. Secretly tucked away within striking distance of the bustling Burnham Market town centre and right next door to the famous pub, The Hoste. This exclusive cottage in brief comprises; three double bedrooms, multiple bathrooms, open plan kitchen/dining area, both cosy and spacious living area as well as an abundance of private external space. Available October 2021 for a minimum 12 month fixed term tenancy and viewings strictly by appointment only.

Upon entering this special cottage prospective tenants are welcomed straight into the bespoke open plan kitchen and dining area. The flowing marble worktop separates the well appointed kitchen from the adjacent dining space. Boasting an abundance of both worktop and cupboard space the high specification kitchen area is perfect for food preparation. Given the open plan finish leading to the dining space, this could be the most perfect entertainment space along with formal dining. The cottage also has a separate utility room which is home to a washer/dryer and downstairs WC.

Accessible from the kitchen diner, prospective tenants will find the well proportioned but also cosy living room. Not short on character featuring wooden beams, wood burner and the ability to open up doors into the garden, this really is the perfect space for both entertainment and relaxation throughout all times of the day.

Stairs from the ground floor lead to the first floor which is home to two double bedrooms and main family bathroom. The stylish principal bedroom is comfortably a double and inclusive of king size bed and fitted wardrobes with ample hanging space. Decorated to a high standard the principal bedroom is finished with plush soft furnishing. The second bedroom in the cottage is again a double room inclusive of twin beds and again finished to a high standard. To finish the first floor accommodation prospective tenants will find the main family bathroom comprising bath with shower over and accompanying WC and hand basin.

The third bedroom within this stunning cottage is located on the second floor accompanied by its own en-suite facility. The impressively spacious bedroom stretches across the length and breadth of the top floor and is characterised by the pitched ceilings and numerous Velux windows. The en-suite facility is finished with high specification shower, wash basin and WC.

Externally, Western House boasts a very impressive garden which is somewhat surprising given its central location. Prospective tenants will have no problem relaxing in privacy given that the garden is enclosed by double oak gates and chalk and flint walls. The low maintenance garden is mostly laid to lawn but also benefits from a large patio area with seating, table and a parasol which is perfect for BBQ's and entertainment. The property also has ample parking.



## KEY FEATURES

- Immaculate Condition & High Specification Throughout
- North Norfolks Most Sought-After Location
- Three Double Bedrooms
- Open Plan Kitchen/Dining Area
- Cosy & Spacious Living Area
- Ample Private Parking
- Exclusive Courtyard Location - One Minute From The Green & The Hoste Arms
- 12 Month Fixed Term Tenancy
- Fully Furnished
- Available October 2021

















## BURNHAM MARKET

Located a few minutes from the coast 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, chic boutiques and, The Hoste Arms, one of the best known and most popular places to eat and drink in North Norfolk. The village has a range of amenities including doctors' and dental surgeries, pharmacy, primary school and post office. An abundance of small village shops including bakery, 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. 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 links to London King's Cross are at King's Lynn.

## ENERGY EFFICIENCY RATING

E. Ref:- 8900-5691-1829-4927-1943

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.

## AGENT'S NOTE

Immaculate condition throughout.  
High specification finish throughout.  
North Norfolk's most sought-after location.  
Applicants must be in employment or have sufficient means.  
Available October 2021.  
12 month tenancy.  
Exclusive courtyard location.  
Ample private parking.

Viewing by appointment with our Dereham Office:  
Canterbury House, 20 Market Place, Dereham, Norfolk, NR19 2AX  
**01362 693591 • dereham@sowerbys.com**



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