



Introducing
Market Place
Burnham Market

SOWERBYS

Sowerbys are delighted to present a rare opportunity to rent this sought after home in Burnham Market. 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 village 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, a living area which is both cosy and spacious, as well as an abundance of private external space. Available now on an initial 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 the main family bathroom. The stylish principal bedroom is comfortably a double and is inclusive of a king size bed and fitted wardrobes with ample hanging space. Decorated to a high standard the principal bedroom is finished with plush soft furnishings. The second bedroom in the cottage is again a double room, inclusive of twin beds, and is 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 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 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.

BURNHAM MARKET

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.

COUNCIL TAX

Band D.

AGENT'S NOTES

Pets By Negotiation

Available Now

12 Month Initial Tenancy

Offered Both Furnished & Unfurnished

Electric Heating

ENERGY EFFICIENCY RATING

E. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3words: [///minder.query.comically](https://minder.query.comically)



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