



Introducing
Blacksmiths Lane
Burnham Norton

SOWERBYS

A unique opportunity to rent a substantial, Grade II Listed barn conversion in one of North Norfolk's finest and most sought-after locations; the hamlet of Burnham Norton. the barn is a four bedroom semi-detached dwelling, arranged over three floors with coastal views that are nothing short of breathtaking over the marshes to Scolt Head Island and Burnham Overy Staithe harbour. 10mins drive to Holkham Beach, 15 mins walk into the pretty Georgian village of Burnham Market.

Access is via a remotely operated security gate to the rear parking area (ample for 4 cars/boat storage) patio and lawned garden. There is a 4-bay open cart-shed, part of which the owners use as an outdoor dining/entertainment area with Swedish wood burning stove, a potting shed with rustic outdoor kitchen, storage and WC. The entire garden is walled and secure.

Inside, the property has been finished to an exceptional standard. The reception hallway with fitted seat and boot/cloak storage leads to a hallway with staircase to upper floors and steps down to a cellar (racked out for extensive dry and ventilated storage) a WC, further storage cupboard, utility/prep kitchen and the main living area. This open plan space is a large kitchen, dining and family room with a custom-made kitchen and island unit, electric Aga and separate Wolf oven and Wolf gas hob, Miele dishwasher and large Fisher-Paykel fridge/freezer, fitted pantry cupboard and dining bench. To the opposite end there is the family room with wood burning stove. There is also a garden room with dual aspect French doors opening onto the gardens and patio.

On the first floor there are two large double bedrooms, the principal bedroom having extensive custom-made fitted wardrobes, walk in wardrobe/housekeeping cupboard and en-suite with shower and bath. Double bedroom 2 also has extensive custom storage and access to a family shower room positioned on the landing. On the second floor are two further stunning double bedrooms with amazing views. Both these bedrooms have use of a shower room.

The property is served by superfast fibre broadband.

BURNHAM NORTON

Burnham Norton is a charming village known for its picturesque landscapes, historical landmarks, and serene environments.

The village is home to St. Margaret's Church, known to date back to the 13th century. For those interested in history and

medieval architecture, this is a must-visit with its impressive tower and stained glass windows. Alternatively, Burnham Norton Hall is a prominent feature of the village, showcasing classic Georgian architecture. While private, its exterior can be admired during a stroll through the village.

Nature lovers will enjoy exploring the marshes, which are part of the Norfolk Coast Area of Outstanding Natural Beauty. It's an ideal spot for birdwatching and enjoying peaceful walks. For a beach walk, there is a beautiful shingle beach in Burnham Norton, ideal for a family picnic or simply enjoying the sound of the waves. The Burnhams, comprising several villages including Burnham Norton, are collectively known for their scenic beauty and traditional Norfolk architecture. Explore narrow lanes and quaint cottages that characterize this area. Locally, there are a few charming pubs and tearooms where you can sample traditional Norfolk cuisine and enjoy a pint of local ale. The establishments often reflect the village's relaxed and friendly atmosphere.

Just a short drive away, Burnham Market offers boutique shopping, art galleries, and more dining options. It's a lovely place to extend your visit and experience a broader range of amenities. Equally lovely, Holkham Hall is just over 6 miles away, and visitors can explore the hall's opulent interiors or stroll through the extensive parkland.

COUNCIL TAX

Band G.

AGENT'S NOTES

Pets By Negotiation

Gas Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy

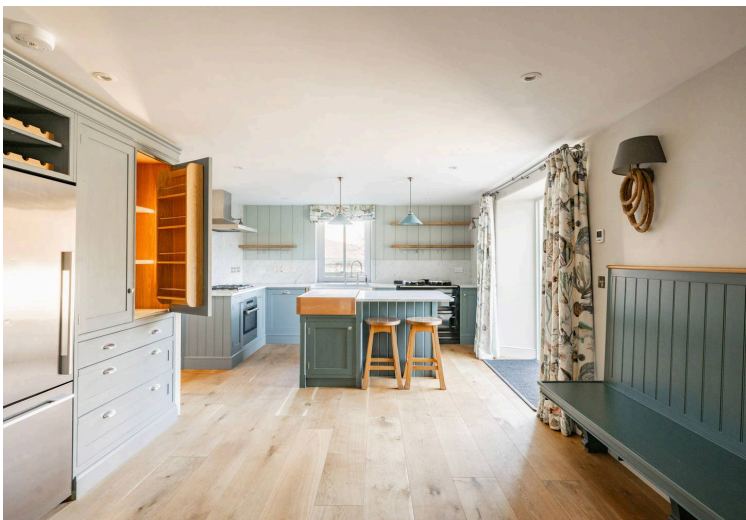
ENERGY EFFICIENCY RATING

C. 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 - [///jumbled.burglars.juror](https://www.what3words.com/)



SOWERBYS

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organising and participating in events throughout 2025,
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