



Introducing
Mill Road, Burnham Overy Town

SOWERBYS

This beautifully extended and recently refurbished three bedroom semi-detached cottage is perfectly positioned within walking distance of both Burnham Overy Staithe and Burnham Market. Offering generous, stylish accommodation and thoughtfully landscaped gardens, this spectacular North Norfolk home blends period charm with contemporary comforts, creating a rare and versatile opportunity in one of North Norfolk's most desirable locations.

Lovingly updated and extended, the property now offers over 1,800 sq. ft of beautifully presented living space. In brief, the accommodation comprises three spacious double bedrooms, two reception rooms, a striking open-plan kitchen/family room, two newly fitted shower rooms, and a further occasional bedroom or home office space. Externally, the home enjoys front and rear gardens, private parking for three vehicles, and a delightful walled rear garden with paved terrace – perfect for outdoor entertaining.

From the moment you arrive, the cottage exudes charm, with a smart enclosed front lawn and attractive frontage setting the tone. A welcoming entrance hall leads through to the cosy yet spacious sitting room, complete with oak flooring and a wood-burning stove – the perfect spot to unwind in comfort.

The showstopping kitchen/family room has been cleverly designed to blend open-plan living with practicality. Boasting limestone flooring, a modern yet timeless aesthetic, and ample space for both cooking and dining, this room forms the true heart of the home. Adjacent to the kitchen is a stunning garden room with glazed doors opening directly onto the walled garden – a serene spot that floods the space with natural light.

Also on the ground floor is a beautifully finished shower room and WC, along with a separate boiler/laundry room, providing valuable storage and utility space.

Stairs lead to the first floor, where three generously sized double bedrooms await. The principal bedroom is particularly special, featuring a striking vaulted ceiling and views over the garden. All bedrooms have been decorated in calm, neutral tones and benefit from coir carpeting, creating a sense of warmth and comfort throughout.

A second, beautifully appointed shower room serves the bedrooms, while an additional landing space offers flexibility as a home office, dressing room, or occasional fourth bedroom.

To the front, the garden is enclosed and laid to lawn, while a private driveway to the side provides parking for up to three vehicles.

To the rear, a thoughtfully landscaped walled garden enjoys a high degree of privacy and is mainly laid to lawn, with a generous paved terrace ideal for alfresco dining, entertaining, or simply soaking up the peaceful surroundings. Available Now on an initial 12 month tenancy.

BURNHAM OVERY STAITHE

A small village on the North Norfolk Coast, Burnham Overy Staithe has a natural tidal harbour. It has a good gastro pub - The Hero and there are good walks across the marshes and long sandy beaches. It's close to Burnham Market with all of its amenities.

Both Overy Town and Overy Staithe lie on the River Burn, and until the end of the Middle Ages trading ships were able to reach the village of Burnham Overy Town. Whenever a ship arrived a gong would be sounded at the top of Gong Lane in Burnham Overy Staithe, to alert the farm workers to unload the incoming goods.

AGENTS NOTES

No Pets

Unfurnished

Available Now

Oil Central Heating

12 Month Initial Tenancy

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. 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: [///beside.captive.suave](https://www.what3words.com/#!/beside.captive.suave)



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.



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

