



Introducing
Bay Tree Cottage
Thornham

SOWERBYS

Sowerbys are thrilled to present a unique opportunity to acquire a truly historic residence nestled in the heart of the ever-popular coastal village of Thornham. Believed to date back to circa 1700, this charming Grade II listed building offers a rare chance to upgrade and personalise a stunning period property into a magnificent family home. Combining beautiful heritage features with spacious interiors and a sunny, south-facing courtyard garden, the property also boasts the considerable advantage of off-road parking – a rarity for this central location.

Upon entering the home, prospective tenants are welcomed in to a characterful entrance hall. The ground floor is incredibly versatile and includes a well-sized kitchen/breakfast room, a separate formal dining room perfect for entertaining, and a spacious sitting room that exudes period charm.

Stairs rise to the first floor, where the accommodation continues to impress with four generously proportioned double bedrooms and one single bedroom. The principal bedroom offers ample space and natural light, while the remaining bedrooms provide the flexibility needed for family life, guest accommodation, or home working.

The first floor is served by a well-appointed family bathroom and an additional shower room, offering practicality and comfort in equal measure.

Externally, the property benefits from a fully enclosed south-facing courtyard garden – a suntrap of calm and privacy, ideal for outdoor dining, summer entertaining, or simply enjoying the coastal air. The large gravelled parking area to the rear provides off road parking for one vehicle, a significant advantage in such a central village location.

A truly rare opportunity to enjoy significant piece of Thornham's heritage, just moments from the salt marshes, sandy beaches, and vibrant local amenities.

THORNHAM

Thornham may just be the quintessential Norfolk coastal bolthole. With plenty of brick and flint cottages and larger period homes just a short walk from the water's edge and nature reserve, dig a little deeper and you'll also discover it is a fantastic foodie hotspot with a clutch of award winning pubs and eateries, along with a boutique retail park. Once a largely forgotten village on the run between Hunstanton and Burnham Market, over the past decade Thornham has evolved into a chic stop.

Historically a centre of trade and seafaring, the village was used by the Romans and saw fierce conflict between smugglers over the centuries until the harbour silted up in the early 20th century. Many of the traditional fishermen's cottages have been gentrified with a soft palette and contemporary coastal style and life now moves at a calmer pace.

Start the day with a slow brunch at Thornham Deli before picking up some nibbles at the food counter or browsing its quirky lifestyle store. Then, continue your retail therapy a little further along the coast road at Drove Orchards, which seems to have something fresh each season. Or take it easy and fill your basket at the Farm Shop – with a small meat counter, deli, bakery and pantry selection, plus a satellite of Gurneys Fish Shop next door, dinner's sorted. Open Sky Cycles can also be found here, offering bike hire, making this a great base to leave the car and explore.

Drove Orchards is also home to the original, award winning Eric's Fish & Chips and Eric's Pizza, located in a neighbouring Yurt, where traditional dishes have been given a contemporary spin. But if you are looking for good pub grub, head to The Lifeboat Inn or The Orange Tree – both located within this small but prominent village. Whilst some stumble upon Thornham by accident while touring the coastline, there are many who have decided to make it a place to call home.

AGENT'S NOTES

Unfurnished
Oil Central Heating
12 Month Initial Tenancy
Available September 1st 2025

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

F. 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: [///nosedive.dull.rents](#)



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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