



THE STORY OF

Wheelwright Cottage

Burnham Market, Norfolk

SOWERBYS



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Wheelwright Cottage

1-2 Gents Yard, Creake Road, Burnham Market
Norfolk, PE31 8EN

Beautifully Presented Brick and Flint Cottage

Three Bedrooms

Newly Modernised Ground Floor

Large Sitting Room with Wood Burning Stove

Four-Piece Bathroom to the First Floor

Currently Run as a Successful Holiday Let

New Oil-Fired Boiler Fitted

Two Useful Outbuildings

Large Private Garden with Raised Patio

Sold with No Onward Chain

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

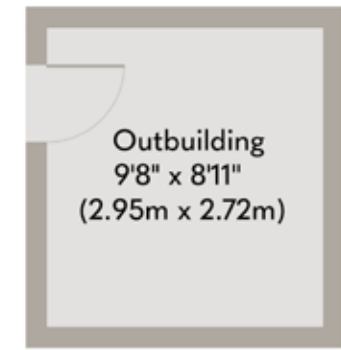
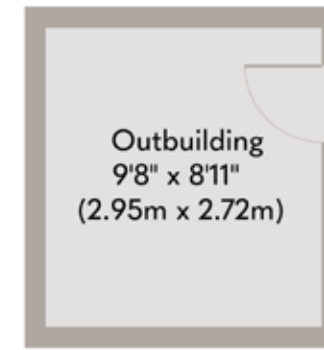
burnham@sowerbys.com

Full of the charm and character that makes a traditional North Norfolk cottage so appealing, Wheelwright Cottage is a beautifully presented three-bedroom brick and flint end-of-terrace home in the heart of Burnham Market. Generous proportions, a lovely private garden and a homely feel combine to create a property that is as enjoyable for everyday living as it is for weekends and holidays.

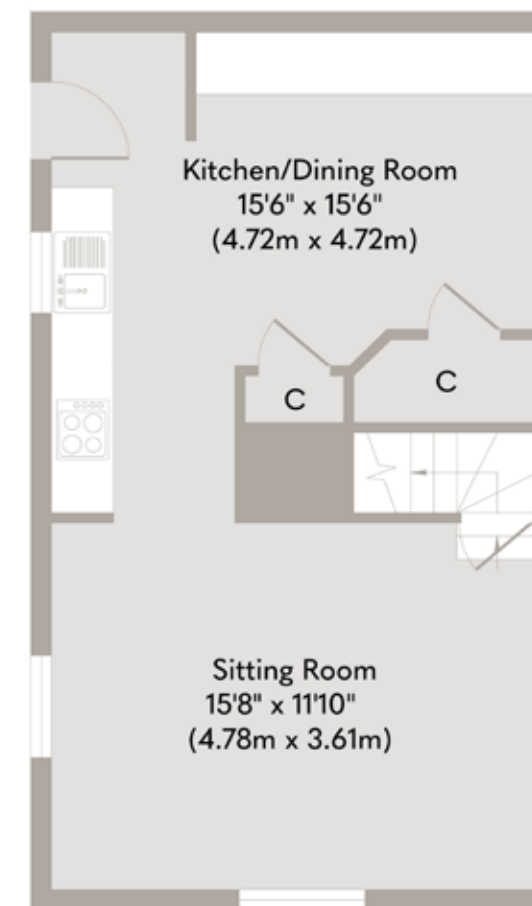
The cottage has been in the same family since the 1960s and, after more than six decades, is now ready for its next chapter. Currently run as a successful Airbnb, it offers an established opportunity for holiday letting, whilst equally providing the foundations for a wonderful second home or permanent residence.

Inside, two reception rooms provide a lovely sense of flexibility and flow. The sitting room is a particularly inviting space, with a wood-burning stove creating a natural focal point and adding to the cosy atmosphere that is so well suited to a cottage of this nature. Alongside this is the charming L-shaped country-style kitchen and dining room, a sociable and practical space with a good range of storage, useful work surfaces and newly fitted appliances. Upstairs, there are three bedrooms, with two excellent-sized doubles and a further single bedroom. A stylish four-piece bathroom completes the first floor, providing both a bath and separate shower.

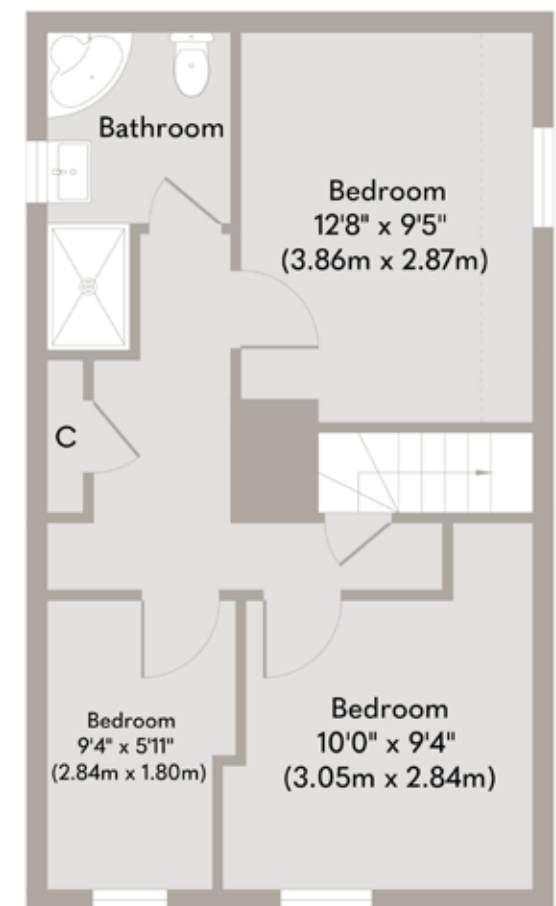




Outbuilding
Approximate Floor Area
172 sq. ft
(16.01 sq. m)



Ground Floor
Approximate Floor Area
433 sq. ft
(40.26 sq. m)



First Floor
Approximate Floor Area
433 sq. ft
(40.26 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Outside is where Wheelwright Cottage really comes into its own. The garden is a wonderful and surprisingly private addition to the property, measuring approximately 13m x 13m (STMS) and predominantly laid to lawn with a mixture of hedging and fencing. A raised patio creates the perfect spot for outdoor dining, morning coffee or simply making the most of the sunshine, whilst the lawn provides plenty of space for children to play and for relaxed summer afternoons with family and friends.

There are also two useful outbuildings, adding valuable storage and versatility. One currently serves as a wood store, whilst the other provides an ideal home for bikes, paddleboards and outdoor equipment, or simply additional storage for the things that come with coastal living.

Burnham Market is one of North Norfolk's most sought-after villages, renowned for its attractive green, independent shops, galleries, cafés, pubs and restaurants, whilst the beautiful coastline is only a short drive away. The beaches and dunes of Brancaster, Holkham and the surrounding coastline provide endless opportunities for walking, swimming, sailing and exploring, making this an especially appealing location for those looking to embrace life by the sea.

Offered for sale with no onward chain, Wheelwright Cottage is beautifully presented, full of character and with a wonderfully private garden, it has been enjoyed and cherished by the same family for over sixty years. Now ready for its next chapter, whether as a permanent home, a much-loved coastal retreat or an established holiday let, Wheelwright Cottage is a charming home with a great deal to offer.



Burnham Market

THE JEWEL IN THE
NORTH NORFOLK CROWN

Burnham Market is one of North Norfolk's most vibrant and historic coastal villages, located around 27 miles north-west of Norwich, 5 miles east of Brancaster, and just a short drive from the sandy beaches of Holkham and Brancaster. Known for its charming period architecture and lively community, the village blends boutique shopping, fine dining, and countryside tranquillity.

At the heart of the village are three historic squares, the Central, North and South Squares, lined with independent shops, galleries, cafés, and renowned restaurants, creating a thriving hub for locals and visitors alike. Regular farmers' markets, art fairs and seasonal events foster a strong sense of community while supporting local businesses and artisans.

Burnham Market is ideal for outdoor living and leisure. The surrounding countryside, coastal paths, and nearby Holkham Estate offer extensive opportunities for walking, cycling, and horse riding, while the North Norfolk Coast, including Brancaster, Burnham Deepdale, and Holkham Beach, provides access to sailing, birdwatching, and wide sandy beaches.

With a lifestyle defined by heritage, independent retail, cultural vibrancy, and coastal proximity, Burnham Market appeals to families, second-home owners, and anyone drawn to the combination of village charm, country calm, and seaside living.



Note from the Vendor



“The property is cosy and full of comforting childhood memories.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 8436-6221-1600-0803-6202

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.

TENURE

Freehold.

LOCATION

What3words: ///brotherly.ground.frown

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SOWERBYS

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