



WELL COTTAGE

THE STORY OF  
**Well Cottage**  
*Burnham Thorpe, Norfolk*

**SOWERBYS**



THE STORY OF

# Well Cottage

Walsingham Road, Burnham Thorpe,  
Norfolk, PE31 8HN

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End Of Terrace Cottage

Period Property

Large Double Bedrooms

Stylish Galley Kitchen

Large Garden with Fantastic Views

Wooden Summer House and Brick Workshop

Village Location

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Situated in Burnham Thorpe, Admiral Lord Nelson's village of birth, Well Cottage is a delightful end-of-terrace period cottage that has been beautifully refurbished by the current owners.

Arranged in a traditional fashion, the ground floor features a welcoming living and dining room to the front, with original Norfolk Pamment tiled floor, exposed beam over and a cosy log burner set within a traditional fireplace. This room has plenty of space for both a seating area as well as a dining area. Beyond this is a new galley-style kitchen with plenty of worktop space as well as a separate shower room that has also been recently refurbished.

Upstairs is a particularly generous double bedroom, complete with the original cast iron fireplace, adding a lovely period character to the room and this room also enjoys delightful views out over the water meadows to the south.

To the rear of the cottage is a delightful and surprisingly spacious garden, which gently rises away from the house. At the top, the garden opens completely to the south and west, providing wonderful views back across the rooftops of the village and towards the meadows beyond. There is also a wooden summer house and, more recently added, a charming brick and tiled workshop, which could readily be adapted to create a home office, studio or artist's retreat. The property is also excellently positioned to offer scope for extension, subject to obtaining the necessary planning permission, providing an exciting opportunity to further enhance and adapt the cottage.

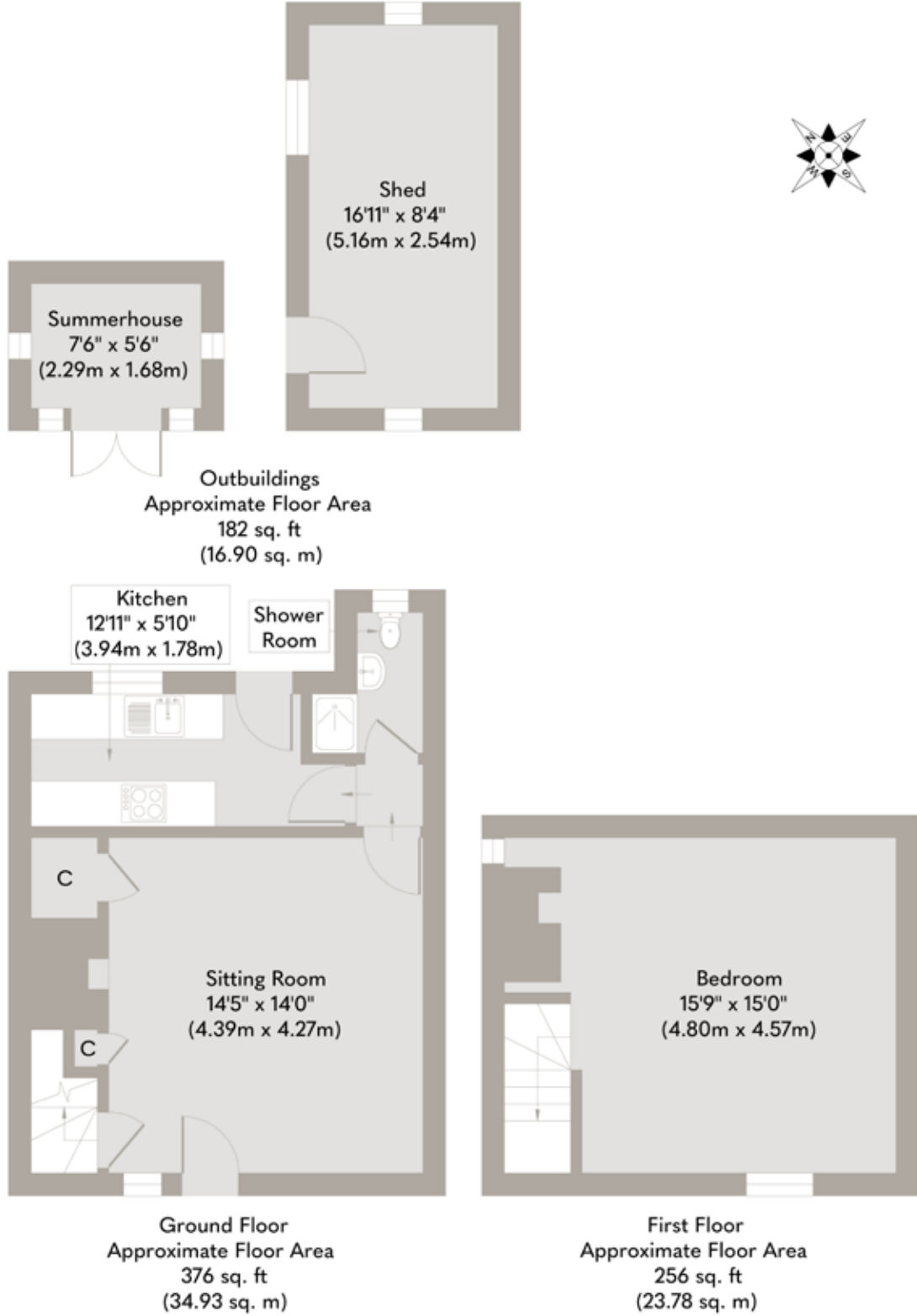


Well Cottage has been much enjoyed as both a home from home and a successful holiday let and offers the flexibility to continue in either role. With its appealing period character, surprisingly generous garden and far-reaching views, it is a wonderfully charming Norfolk cottage in a particularly special village setting.



A cottage that lends  
itself equally well to  
weekends away or life  
in the country.





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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# Burnham Thorpe

DISCOVER COASTAL CHARM IN  
BURNHAM THORPE.

Burnham Thorpe is very much off the beaten track. It's famous for being the birthplace of Nelson although his house was knocked down many years ago. The pub, The Lord Nelson, has recently reopened following substantial renovations. It's just 2 miles from Burnham Market with its wide range of shops and boutiques together with good food establishments, and a little over 2 miles from the coastal village of Burnham Overy Staithe with its tidal harbour, and good walks across the marshes and long sandy beaches.

In an Area of Outstanding Natural Beauty, Burnham Market is for many people the jewel in the crown of North Norfolk, a stunning Georgian village with a green surrounded by 18th century houses, shops and chic boutiques. Along with The Hoste Arms, it also boasts the exciting restaurants; Number 29, and Socius. The village has a range of amenities including doctors' and dental surgeries, primary school and post office.

There is an abundance of small village shops including a butcher, fresh fish shop, beauty and hair salon. Also there are bookshops, art galleries, a good wine merchant, Satchells, and a popular delicatessen, Humble Pie. The village playing field has all weather tennis courts and children's recreational equipment. The village is close to the sailing harbours at Brancaster Staithe and Burnham Overy Staithe and the Royal West Norfolk Golf Course at Brancaster. The closest rail link to London King's Cross is at King's Lynn.



*Note from Sowerbys*



“A peaceful garden retreat with views stretching across the Norfolk countryside.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

E. Ref:- 2850-3013-4202-9022-8204.

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: ///zone.panning.handfuls

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# SOWERBYS

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