



THE STORY OF

Seashell Cottage

Burnham Market, Norfolk

SOWERBYS



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Seashell Cottage

19 Ulph Place, Burnham Market
Norfolk, PE31 8HQ

Brick and Chalk Stone Fronted Home

Semi-Detached with Three Bedrooms

Off Street Parking

Fantastic South Facing Patio

Open Plan Dining/Sitting Room with
Sliding Doors Leading to the Garden

Vaulted Ceiling in the Kitchen

Open Fireplace

Additional Snug Room

5 Minute Walk to the Centre of Burnham Market

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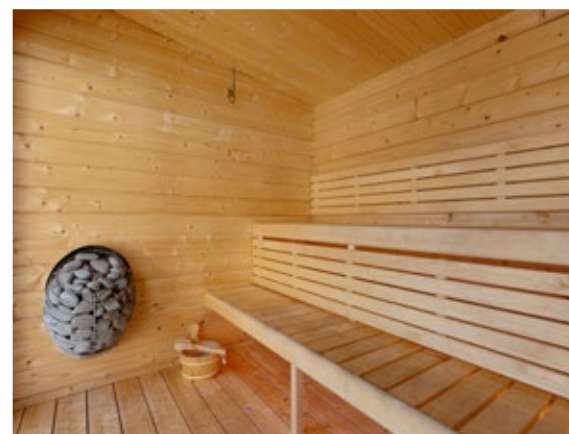
At the heart of Burnham Market, Seashell Cottage is a handsome three-bedroom semi-detached home which conveys a wonderful sense of space and light, together with something increasingly rare in such a central village position – private off-street parking.

The brick and chalk stone frontage gives the house a lovely local character, while inside, the accommodation is generous. The vaulted kitchen immediately creates a feeling of volume, with the high ceiling and natural light giving the room a wonderfully bright and airy atmosphere. French doors open onto the south-facing patio, making this a particularly enjoyable space in which to start the day or entertain.

Beyond the kitchen is a vast open-plan dining and sitting room, providing the real heart of the home. There is ample room for a large dining table and generous seating, while sliding doors draw the eye out towards the south-facing garden. An open fire adds warmth and character, creating a lovely focal point for evenings at home. A separate snug sits just around the corner, offering a more intimate space to escape to, whether for reading, watching a film or simply relaxing.

Upstairs, there are three bedrooms and a family bathroom. Two bedrooms are well served by the bathroom, while the third is currently arranged as a brilliant home office – a particularly useful space for modern life, but equally capable of becoming a bedroom if required.



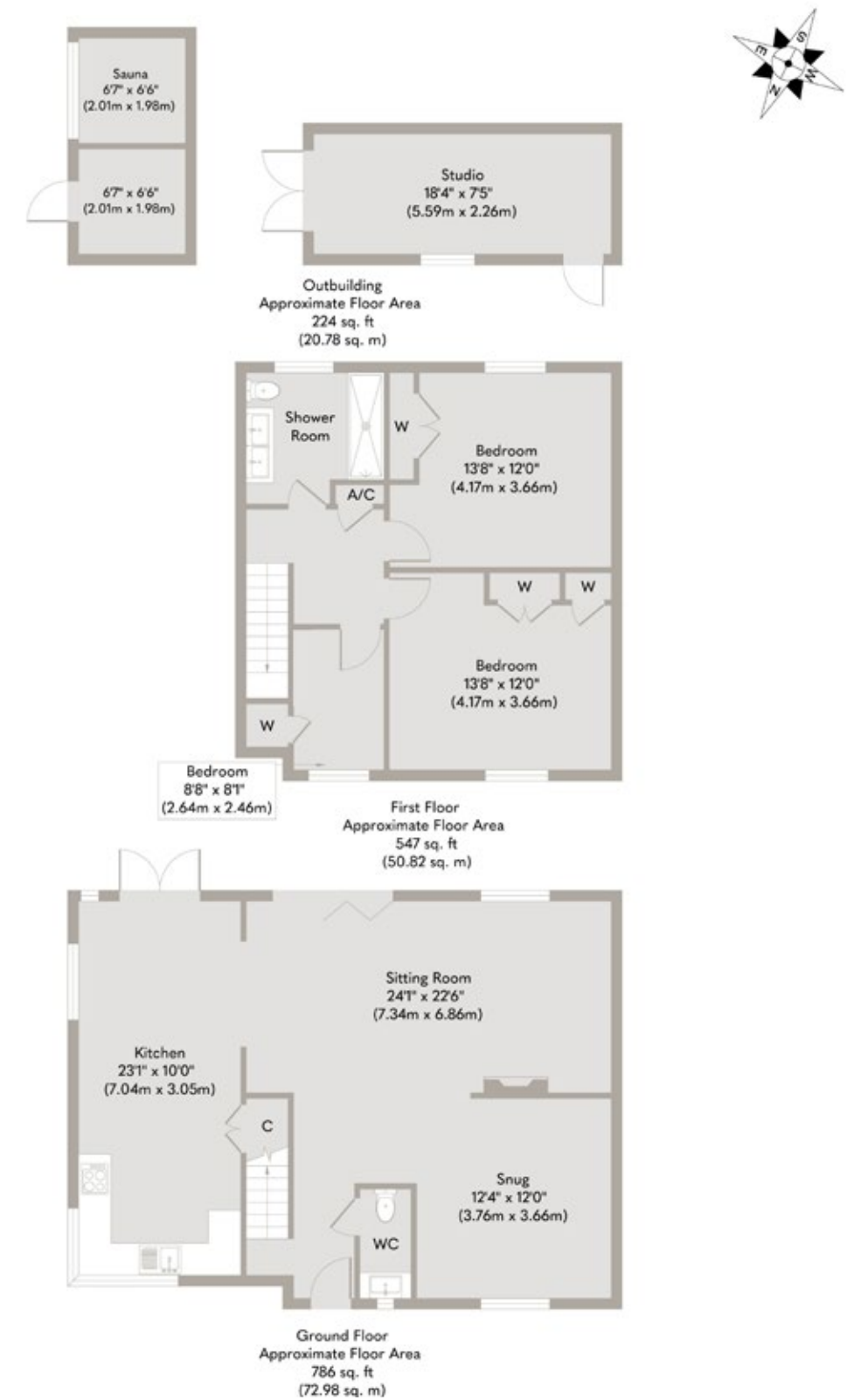


The south-facing patio garden is undoubtedly one of the property's most appealing features. Beautifully tiled and with an almost Mediterranean feel, it is a wonderfully low-maintenance sun trap, perfectly designed for enjoying the best of the sunshine without the upkeep of a traditional garden. It is a natural extension of the house and an ideal setting for outdoor dining, summer lunches and evening drinks.

There is also a fantastic sauna room, installed only last year, adding a touch of luxury and creating a lovely place to unwind. A brilliant garage provides excellent additional storage, while the off-street parking is a significant benefit given the home's exceptionally central position within Burnham Market.

“The sauna is a real bonus, but the garden is undoubtedly our favourite part of the house.”

This is a home that combines the convenience and vibrancy of village life with generous accommodation, superb entertaining space and a garden designed for sunshine and relaxation. With its characterful exterior, versatile interiors, Mediterranean-style patio and rare parking, it offers a wonderfully easy-going Burnham Market lifestyle.



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 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 garden is where we spend most of our time - perfect for summer BBQs and entertaining.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 9478-0002-7238-6861-1904

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: ///rust.powering.times

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SOWERBYS

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