



Mariners Lodge

Burnham Thorpe

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Mariners Lodge

Garners Row, Norfolk, PE31 8HR

Brand New Beautifully Designed
Three Bedroom Bungalow

Exquisite Brick and Chalk Detailing Whilst
Embracing Contemporary Styling

Discreetly Situated Within One of North
Norfolks Most Desirable Villages

Delightful Courtyard Garden with Sliding
Door Access from Open Plan Living Space

Built by Renowned Devlin Developments.

Bespoke Kitchens with High
End Branded Appliances

Air Source Heating, Solar Panels
and Battery Storage

Characterful Oak Trusses to Kitchen/
Open Plan Living Space

Bio Ethanol Stove for Those Winter Evenings

Ever-Popular Burnham Market and
North Norfolk Coast Close By

SOWERBYS BURNHAM MARKET OFFICE

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Tucked away within one of North Norfolk's most desirable villages, this beautifully designed three-bedroom bungalow offers a relaxed and highly practical approach to modern coastal living.

Built by the respected Devlin Developments, the property combines traditional brick and chalk detailing with clean contemporary finishes.

At the centre of the home is a superb open-plan kitchen, dining and living space designed very much for everyday living and entertaining alike. Oak trusses add warmth and character, while large sliding doors open directly onto the courtyard garden. A wood-burning stove brings a cosy atmosphere in winter, making this a room to enjoy throughout the year. The bespoke shaker-style kitchen is fitted with quartz worktops and a range of high-end integrated appliances. Thoughtful details such as a boiling water tap, underfloor heating and full fibre connectivity ensure the house is as comfortable and functional as it is beautifully finished.

The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while two further double bedrooms provide flexibility. Contemporary bathrooms, oak finished internal doors and carefully chosen finishes continue the sense of quality throughout.

Outside, landscaped gardens provide low-maintenance outdoor space. The property also benefits from air source heating, solar panels, CCTV and a generous shingled driveway with cart lodge potential (STPP) available on request at additional cost.

Located just a short drive from the boutiques, restaurants and vibrant atmosphere of Burnham Market, and with the North Norfolk coastline close at hand, this is a home perfectly suited to both permanent living and relaxed weekend escapes.



Specification

KITCHEN

- Bespoke kitchen
- Quartz work surfaces
- Shaker style units
- Appliances - Neff, Bosch or similar: double oven, hob and extractor, full height fridge and freezer, wine cooler and dishwasher
- Quooker boiling water tap
- Water softener system

BATHROOMS & EN-SUITES

- Contemporary bathroom fittings
- Merlyn shower enclosures
- LED mirrors
- Vado showers and taps
- Vanity units
- Full tiling to principal en-suite and half tiling to bathroom
- Heated towel rails
- Ceramic tile or LVT flooring
- Shaver point to en-suite

INTERNAL

- Oak trusses to kitchen/open plan living space
- Limestone flooring to kitchen, dining area, utility and hallway
- Choice of carpet to rest
- Fitted wardrobes to principal bedroom
- Alarm system
- TV, sky and data points to each room
- Underfloor heating (zoned to individual rooms)
- Bio ethanol fire to open-plan room
- Oak finished internal doors
- LED downlights throughout
- White electrical sockets
- Telephone sockets provided
- Smoke detection system

EXTERNAL

- Traditional construction.
- Handmade chalk and brick finish.
- CCTV
- Brick and flint plinth (in areas)
- System 10 UPVC double-glazed windows in Agate Grey and black cement board cladding
- System 10 UPVC external doors
- Aluminium sliding doors
- Lindab guttering
- External lighting
- Willow fencing
- Turfed front garden
- Shrubs and planting
- Indian sandstone patio area
- Tar and stone driveway
- Outside tap front and back
- Outside power socket
- 4 KW of PV panels
- 5 KW Battery storage
- Room to add cart lodge/garage subject to planning
- Andersen EV charger provided

SERVICES

- Grant air source heat pump central heating
- Mains water, electricity and drainage
- Full fibre to premises

WARRANTY

- 6 Year CML Certificate. Central Heating, Appliances and Fenestration guaranteed

About the Developer



GROUND FLOOR

Kitchen/Dining/Sitting Room	42'10" x 14'9" (13.05m x 4.50m)
Bedroom One	14'5" x 13'2" (4.40m x 4.01m)
Bedroom Two	13'2" x 11'10" (4.01m x 3.61m)
Bedroom Three	9'10" x 9'0" (3.00m x 2.74m)

Total Approximate Floor Area 1434 Sq. Ft. / 133.26 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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Devlin Developments are known for creating thoughtfully designed homes that sit comfortably within their surroundings, combining traditional character with carefully considered contemporary living. With a strong focus on craftsmanship, quality materials and attention to detail, each property is designed to feel both timeless and practical for modern lifestyles.

Behind the business is founder Lee, whose longstanding background within the construction industry provided the foundation for Devlin Developments. Drawing on years of hands-on experience, he established the company with a clear vision: to deliver homes of genuine quality, built with integrity and designed to stand the test of time.

Working alongside a trusted in-house team and skilled local contractors, Devlin Developments have earned a reputation for delivering homes that are not only beautifully finished, but also deeply considered in the way they are lived in. Their collaborative approach and commitment to excellence continue to make a lasting impression across North Norfolk and beyond.



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



“Thoughtfully
crafted for modern
coastal lifestyles.”



COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

Predicted B.

TENURE

Freehold.

LOCATION

What3words: ///avoid.lifestyle.grass

AGENT'S NOTE

Part of the Burnham Thorpe Conservation Area & Norfolk Coast National Landscape.

Please note the property has been virtually staged using computer generated imagery and is for representation only.

The property is registered with absolute title at HM Land Registry. Unknown restrictive covenant indemnity insurance is in place for the benefit of the current and future owners in respect of the approved residential development.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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**The Property
Ombudsman**

