



THE STORY OF

1 Archway Cottages

Burnham Market, Norfolk

SOWERBYS



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Back Lane, Burnham Market, Norfolk
PE31 8EY

Semi-Detached Cottage

Three Spacious Double Bedrooms

Two Bathrooms, Including En-
Suite to Principal Bedroom

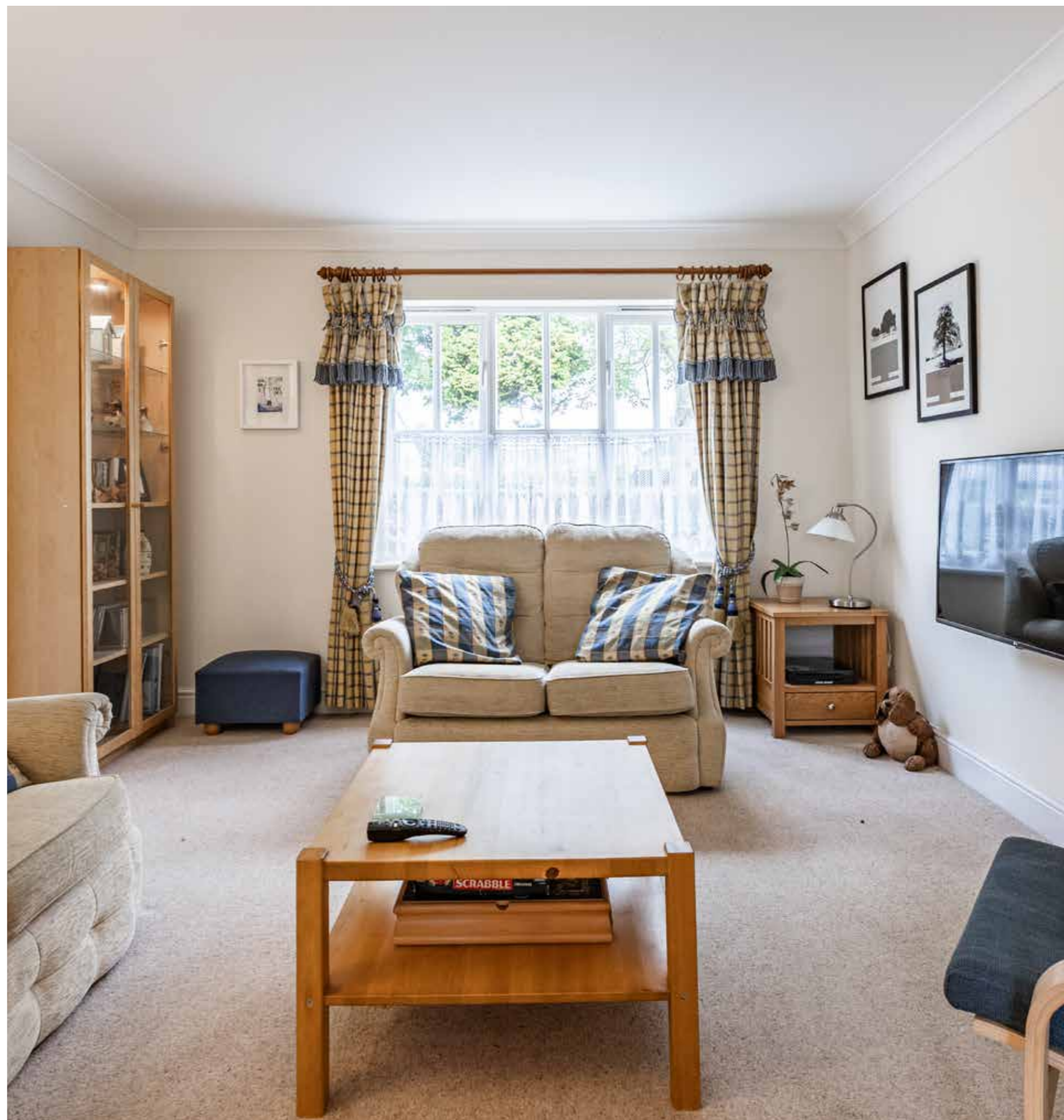
South Facing Rear Garden with Patio

Allocated Off-Street Parking

Conveniently Located Within Burnham Market

Sold With No Onward Chain

SOWERBYS BURNHAM MARKET OFFICE
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Perfectly positioned just a stone's throw from the centre of Burnham Market, this beautifully presented cottage offers a rare combination of village-centre convenience, off-street parking and a wonderful south-facing garden.

Much loved by the current owners, the property has been thoughtfully arranged to create a warm and sociable home, ideal for both permanent living and relaxed coastal getaways. At its heart is a superb fully fitted kitchen which flows seamlessly through to the dining room, a space designed for entertaining and long evenings spent with friends and family. French doors open directly onto the south-facing patio and garden, allowing inside and outside living to blend effortlessly during the warmer months.

The sitting room provides a cosy retreat after days spent exploring the coastline, enjoying walks at nearby Holkham Hall or visiting the many independent boutiques, cafés and restaurants that make Burnham Market one of Norfolk's most desirable villages. A convenient downstairs WC completes the ground floor.

Upstairs, a spacious landing leads to three generous double bedrooms and a well-appointed family bathroom. The principal bedroom further benefits from its own en-suite shower room, creating a comfortable and practical layout for both family life and visiting guests.

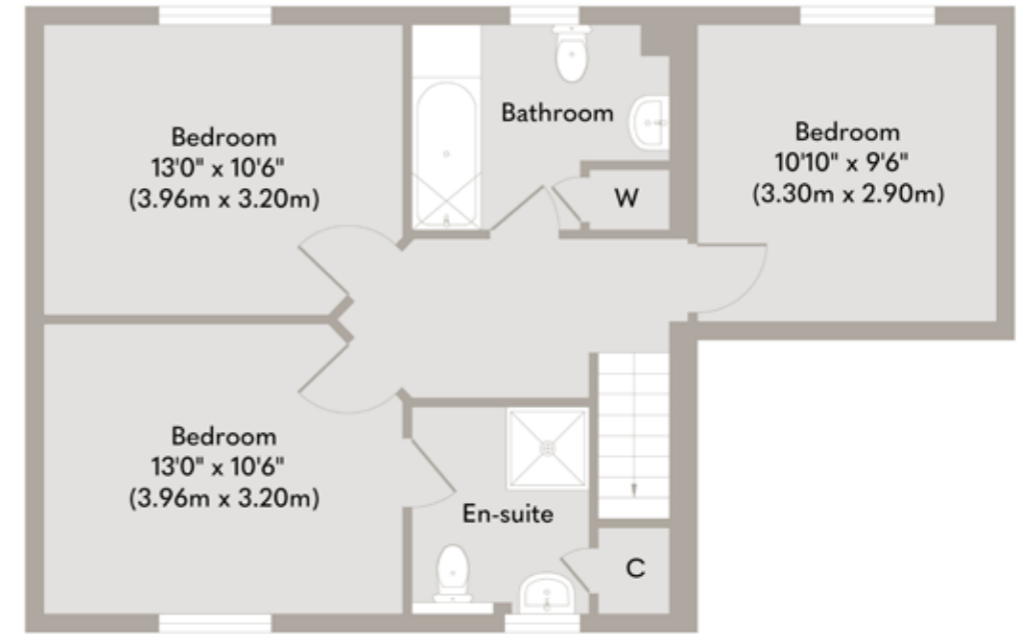
Outside, the south-facing garden and patio provide the perfect setting for summer barbecues and relaxed afternoons in the sun, whilst the invaluable off-street parking adds further appeal in such a prime central location.

Offered for sale with no onward chain, this is a superb opportunity to acquire a stylish and welcoming coastal home in one of North Norfolk's most iconic and vibrant villages.

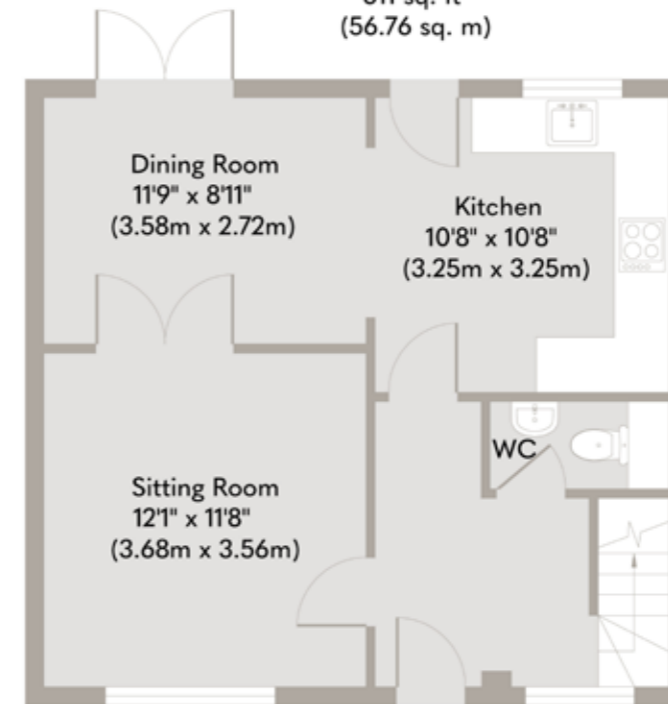


It's been a great holiday home which our family and friends have enjoyed enormously...





First Floor
Approximate Floor Area
611 sq. ft
(56.76 sq. m)



Ground Floor
Approximate Floor Area
484 sq. ft
(44.96 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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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 south facing back garden is a real suntrap and is the perfect place to enjoy a barbecue and a glass of wine.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///hiked.dealings.lifts

AGENT'S NOTE

This property is subject to a restrictive covenant that prevents it being used as a business premises, which includes holiday letting. The property has a flying freehold, with bedroom three being above the archway which leads to the parking area to the rear.

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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