



THE STORY OF

16a Mill Green

Burnham Market, Norfolk

SOWERBYS



THE STORY OF

16a Mill Green

Burnham Market, Norfolk
PE31 8DY

Beautifully Presented Throughout

Three Bedrooms

Home Office

South Facing Enclosed Garden

Garage and Off Street Parking

Very Peaceful Location

Short Walk from Village Amenities

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com





Tucked away on the eastern side of Burnham Market, one of North Norfolk's most desirable villages, 16a Mill Green offers a rare combination of privacy, practicality and easy access to village amenities.

Beautifully refurbished by the current owners, this detached three-bedroom home provides peaceful single-storey living just moments from the village centre. A central hallway creates a well-balanced layout, making the property equally suited as a permanent home or a lock-up-and-leave coastal retreat.

The bright reception room leads through to a south-facing conservatory, which fills the home with natural light and enjoys a seamless connection to the garden. The conservatory also links directly to the stylish, practical kitchen, creating a sociable flow ideal for both everyday living and entertaining.

There are three bedrooms, including two comfortable doubles, while the third is currently used as a home office. A contemporary family bathroom completes the accommodation.

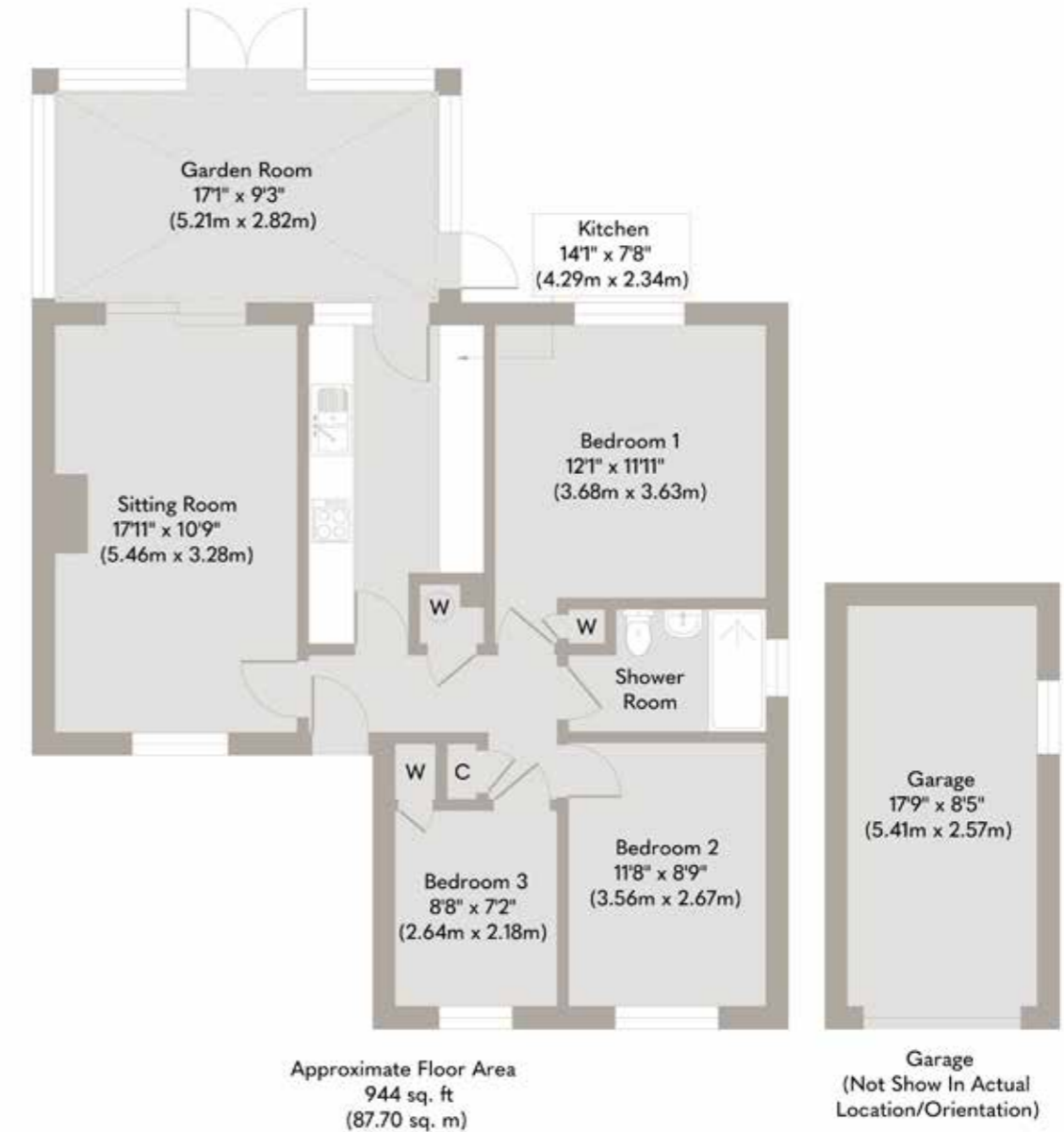
Outside, the gardens are as appealing as the interior. A lawned front garden creates a welcoming approach, while a detached garage and private parking add practicality. The fully enclosed, pure south-facing rear garden is a particular highlight, offering a private and sheltered space to relax. An attractive wooden summerhouse provides flexible additional space, currently used as a home office.

Despite its peaceful setting, the property is just a short walk from Burnham Market's village shop and renowned selection of independent boutiques, galleries, cafés, restaurants and amenities.



We've lived in Burnham Market for three years and have enjoyed wonderful times both in the house and exploring the local area.





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



“We love our south-facing rear garden, with its fantastic light, colourful flowers and plants, and greenhouse for growing our own vegetables.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:-2736-5026-7600-0139-3206

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: ///panels.encoded.pines

AGENTS NOTE

Full planning permission granted on property for future development. Plans available.

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

