



THE STORY OF

Lowood

Burnham Market, Norfolk

SOWERBYS



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Lowood

Herrings Lane, Burnham Market, Norfolk
PE31 8DW

Self Build Opportunity

Four Floor House

Basement Swimming Pool

Incredible North Norfolk Coastal Views

Five Bedroom Suites

Three Reception Rooms

Home Cinema

Roof Terrace

Double Garage

9,258 Sq. Ft. of Accommodation

SOWERBYS BURNHAM MARKET OFFICE

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Situated on the preferred eastern side of Herrings Lane, with views over some of North Norfolk's most iconic landmarks, Lowood represents an incredible opportunity for its next custodian to create their very own stunning new home.

The existing house was built just over 30 years ago and extends to almost 2,600 sq. ft. It is arranged as a generous three bedroom home with two reception rooms, one on the ground floor, the other on the first in order to maximise those wonderful views out to Scolt Head, Lady Anne's Drive and the windmills of Burnham Overy Staithe and Burnham Overy Town.

However, it is what Lowood could become that makes it so exciting and special. Designed by the local, award winning and highly respected ACS Architectural, this self build future home combines a contemporary style with traditional materials, ensuring it blends naturally with the aesthetic of Burnham Market, as well as the coastal villages themselves. The interior arrangement has been created through a collaboration of an experienced architect working hand in glove with a seasoned home builder, resulting in a home that is both grand and practical. There is ample space for large scale entertaining whilst at the same time it provides comfort and cosiness. The flexible and generous accommodation is arranged to make the very most of those stunning Norfolk views at all times of the year.

Given the generous nature of the plot size this is a house that has ample outdoor space as well as off-street parking and a double garage.

Lowood has been a much loved family home since it replaced a 1930s bungalow in the early 1990s and, with a little updating, it could continue as such. However, with such incredible plans in place, it is now time for the next phoenix to emerge from the ashes and for Lowood to fulfil its place as one of the most exceptional houses in North Norfolk.





Proposed Floorplan



Existing Floorplan



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

Treasured memories of family holidays, a day at the world-famous horse trials, or an afternoon browsing pretty boutiques-there are many ways to experience Burnham Market, the jewel of north Norfolk.

Located near the River Burn, the village is historically linked to Admiral Horatio Nelson, who lived nearby in Burnham Thorpe.

Refined elegance defines village life. Traditional homewares at Uttings, tasty treats at the Tuscan Farm Shop, Humble Pie Deli, or Gurneys Fish Shop, and handpicked wines at Satchells - this place savours the finer things. Dining out is a joy with award-winning Socius offering British-inspired tapas, and NoTwenty9's bar and restaurant providing a relaxed spot for summer evenings.

Fashion thrives on the Champagne coast. For chic style, head to Anna's boutique, The Hat Shop for fancy headwear, Gun Hill Clothing Company for country attire, or Joules and Jack Wills for casual wear. For culture, explore Burnham Market's art galleries-the Fairfax Gallery and Pococks the Artmonger. If you have little ones, visit Mable's sweet shop for traditional sweets.

Burnham Market and its smaller siblings, Burnham Deepdale, Burnham Norton, Burnham Overy Staithe, and Burnham Thorpe, boast some of the finest houses on the coast. Whether your dream is a Georgian classic, a traditional cottage, or a sleek contemporary house, this is a perfect place to discover your forever home.



Note from Sowerbys



“...it is time for Lowood to fulfil its place as one of the most exceptional houses in North Norfolk.”



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 2571-9117-7177-1816-1080

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: ///spelled.inspector.cropping

AGENT'S NOTE

Some CGIs have been used to show the projected finish of the planned new dwelling. Internal images show a property previously developed by the same owner and architect.

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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