



THE STORY OF

8 Ulph Place

Burnham Market, Norfolk

SOWERBYS



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8 Ulph Place

Burnham Market, Norfolk
PE31 8HQ

Three Double Bedrooms

Two Off-Street Parking Spaces

Kitchen/Dining Room

Cosy Reception Room

Log Burner

Bathroom and Shower Room

South-Facing Private Garden

Views Over All Saint's Church

Period Cottage

SOWERBYS BURNHAM MARKET OFFICE

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Perfectly balanced inside and with its sheltered south facing courtyard garden, Ulph Cottage makes for perfect home from home.

Whether it be entertaining friends in the garden on a balmy summer's evening or snuggled up in front of the cosy log burner after a blustery winter's walk at Burnham Overy Staithe, it is easy to see why this has been a firm family favourite for over fifty years.

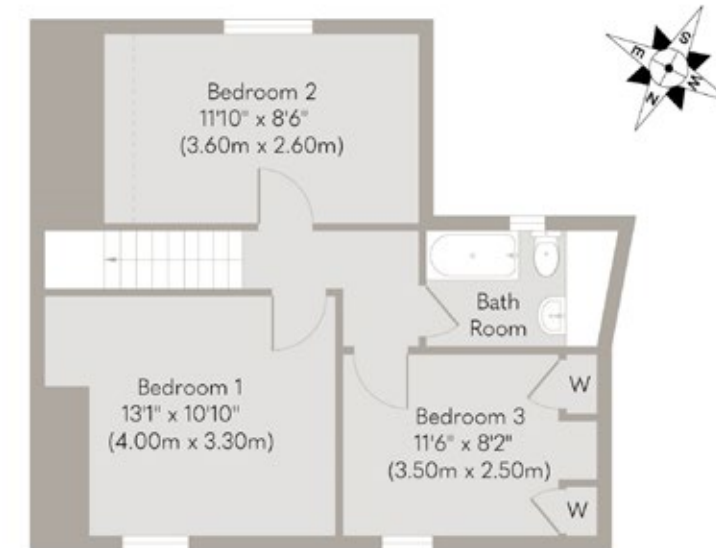
What was once the village bicycle shop is now a welcoming family room, with the fireplace providing a focus at one end whilst at the other is a quiet study area lined with bookshelves. The kitchen/dining room across the rear is partially vaulted and provides ample space to get together with friends and family - this is a room that naturally evokes warmth and happiness.

With the lovely beneficial quirk of a flying freehold, upstairs is slightly larger than one might expect, and this allows for three reasonably sized double bedrooms as well as an upstairs family bathroom, unusual for a property of this era. There is also a convenient downstairs shower in the utility room, which has its own entrance.

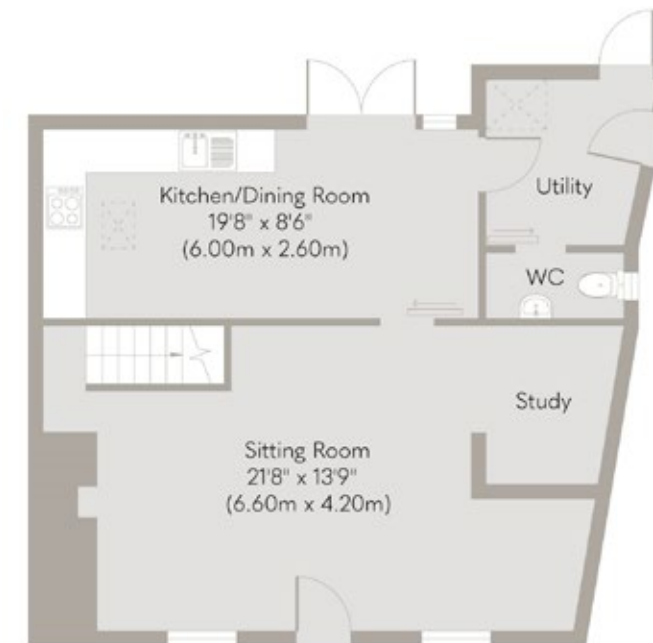
At the back of the property there are two car parking spaces, as well as a large piece of land, the ideal spot to place a shed.

Having been loved and enjoyed by three generations, Ulph Cottage has a wonderfully welcoming and happy feel to it. The garden is small enough to be easy to maintain yet large enough to host friends, and the current owners have always appreciated that this is a quieter end of the village but all the wonderful facilities are just a short walk away.





First Floor
Approximate Floor Area
496 sq. ft
(46.05 sq. m)



Ground Floor
Approximate Floor Area
598 sq. ft
(55.59 sq. m)

Outbuilding

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—this place savors 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. For self-care, well-being boutique Aura 37 offers sustainable brands. If you have little ones, visit Mable's with its pink frontage for pot painting or 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



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SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref: 9529-3039-8203-1644-7200

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: ///busters.superhero.bulletins

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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to these Norfolk charities every time we sell a home

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Journey*

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
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 **East Anglian
Air Ambulance**

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