





THE STORY OF

# Primrose Cottage

High Street, Thornham, Norfolk  
PE36 6LX

Double Fronted Georgian Cottage

Original Georgian Panelling

Two Double Bedroom Suites

Dining Room and Sitting Room

Log Burner

Ample Off-Street Parking

Secure, South-Facing Garden

Summer House





Encapsulating all that is best about this period of architecture, Primrose Cottage is quite simply a Georgian gem.

Perfectly positioned in the centre of the popular and welcoming coastal village of Thornham, Primrose Cottage is a beautifully presented double-fronted Georgian home, brimming with period character and coastal charm.

Behind its elegant red brick façade lies a wonderfully welcoming and deceptively spacious home, featuring wide original Georgian floorboards, panelling, cast iron bedroom fireplaces, and working shutters which have all been lovingly preserved to retain the soul of this historic cottage. This is the kind of home where tradition takes precedence, the front door exists, but true Norfolk style dictates that the kitchen door is your everyday entrance, ushering you straight into the heart of the home.

With two well-proportioned double bedroom suites, both with en-suite bathrooms, the layout is ideal for comfortable living or luxurious weekend escapes. The ground floor offers both a dining room with built-in seating for sociable evenings, and a snug sitting room complete with log-burner, the perfect place to retreat after a windswept walk along the coast.



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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Step outside to discover a south-facing garden that feels as private as it is sunny. A sheltered patio immediately off the kitchen is a glorious sun trap throughout the day, ideal for breakfast al fresco or lazy afternoon lounging. As afternoon fades into evening, follow the path down to the summer house at the bottom of the garden, where a second terrace awaits, perfectly placed for sundowners and storytelling.

To the side of the cottage there is ample gated off-street parking for cars or even a boat, making this an ideal base for enjoying everything the Norfolk coast has to offer.

As for location, you could not be better placed, just a short stroll takes you to Thornham's acclaimed deli, and the village's three renowned pubs, all offering the best of local food, drink, and friendly atmosphere.

Until very recently Primrose Cottage has been a permanent main home and it could easily do so again given its excellent condition. Alternatively it makes for a stylish weekend bolthole or a charming coastal retreat with income potential.

# Thornham

A COASTAL BOLTHOLE  
WITH MANY FOODIE HOTSPOTS

Thornham may just be the quintessential Norfolk coastal bolthole. With plenty of brick and flint cottages and larger period homes just a short walk from the water's edge and nature reserve, dig a little deeper and you'll also discover it is a fantastic foodie hotspot with a clutch of award winning pubs and eateries, along with a boutique retail park. Once a largely forgotten village on the run between Hunstanton and Burnham Market, over the past decade Thornham has evolved into a chic stop.

Historically a centre of trade and seafaring, the village was used by the Romans and saw fierce conflict between smugglers over the centuries until the harbour silted up in the early 20th century. Many of the traditional fishermen's cottages have been gentrified with a soft palette and contemporary coastal style and life now moves at a calmer pace.

Start the day with a slow brunch at Thornham Deli before picking up some nibbles at the food counter or browsing its quirky lifestyle store. Then, continue your retail therapy a little further along the coast road at Drove Orchards, which seems to have something fresh each season. Or take it easy and fill your basket at the Farm Shop – with a small meat counter, deli, bakery and pantry selection, plus a satellite of Gurneys Fish Shop next door, dinner's sorted. Open Sky Cycles can also be found here, offering bike hire, making this a great base to leave the car and explore.

Drove Orchards is also home to the original, award winning Eric's Fish & Chips and Eric's Pizza, located in a neighbouring Yurt, where traditional dishes have been given a contemporary spin. But if you are looking for good pub grub, head to The Lifeboat Inn or The Orange Tree – both located within this small but prominent village. Whilst some stumble upon Thornham by accident while touring the coastline, there are many who have decided to make it a place to call home.



Note from Sowerbys



## SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating.

## COUNCIL TAX

Band C.

## 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: //replied.entry.zoos

## AGENT'S NOTE

Please note that some images have been virtually staged.

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# SOWERBYS

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

