



TRINITY HOUSE

THE STORY OF

# Trinity House

*Burnham Market, Norfolk*

SOWERBYS



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# Trinity House

Burnham Market, Norfolk  
PE31 8EJ

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Beautiful Period Town House

Elegant Open Plan Living Space

Three Double Bedrooms

Three Bathrooms

Completely Self Contained One Bed Annexe

Private and Peaceful Patio Garden

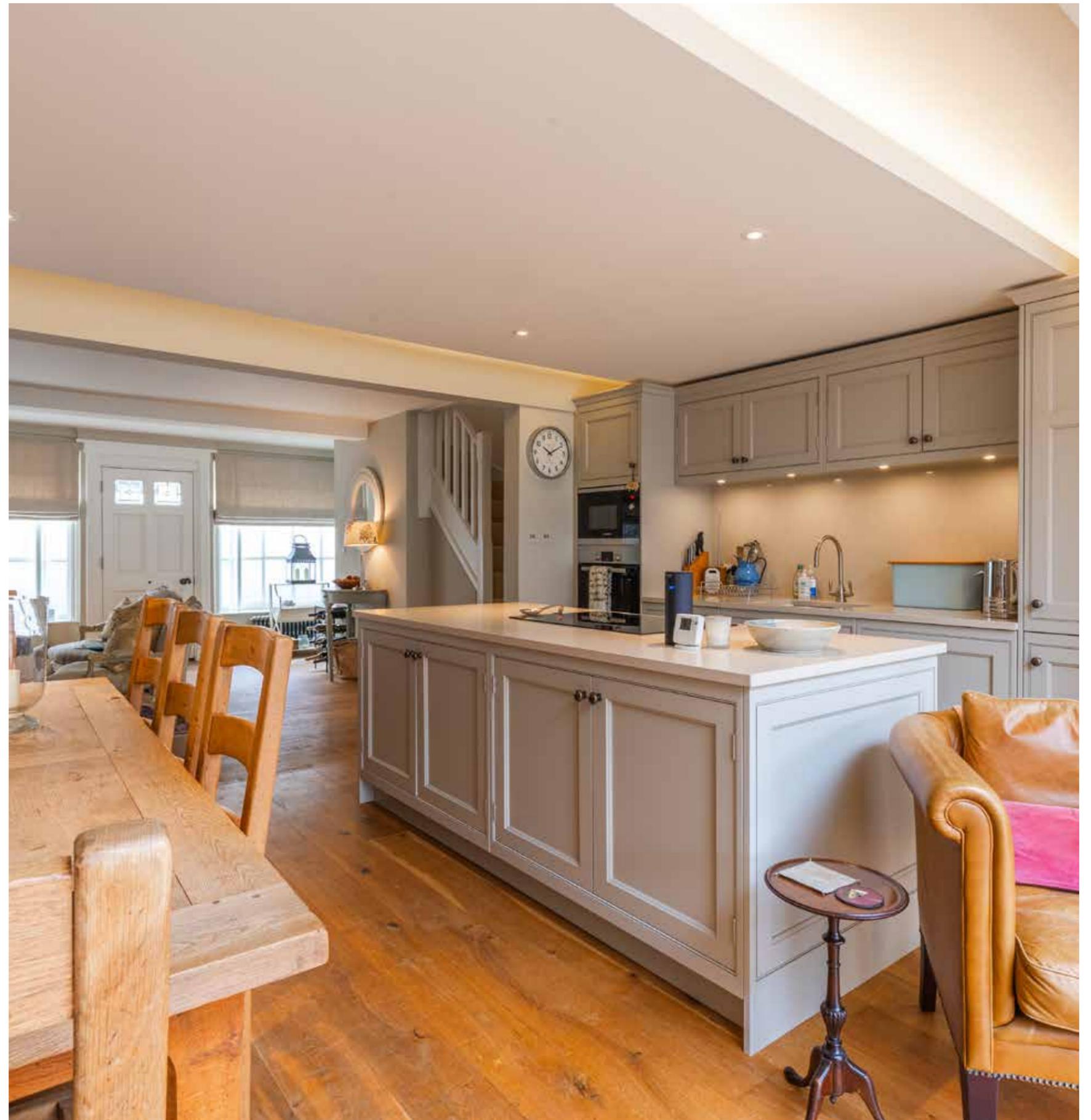
Central Village Location

Perfect for Multi-Generational Living

Beach Hut Available by Separate Negotiation

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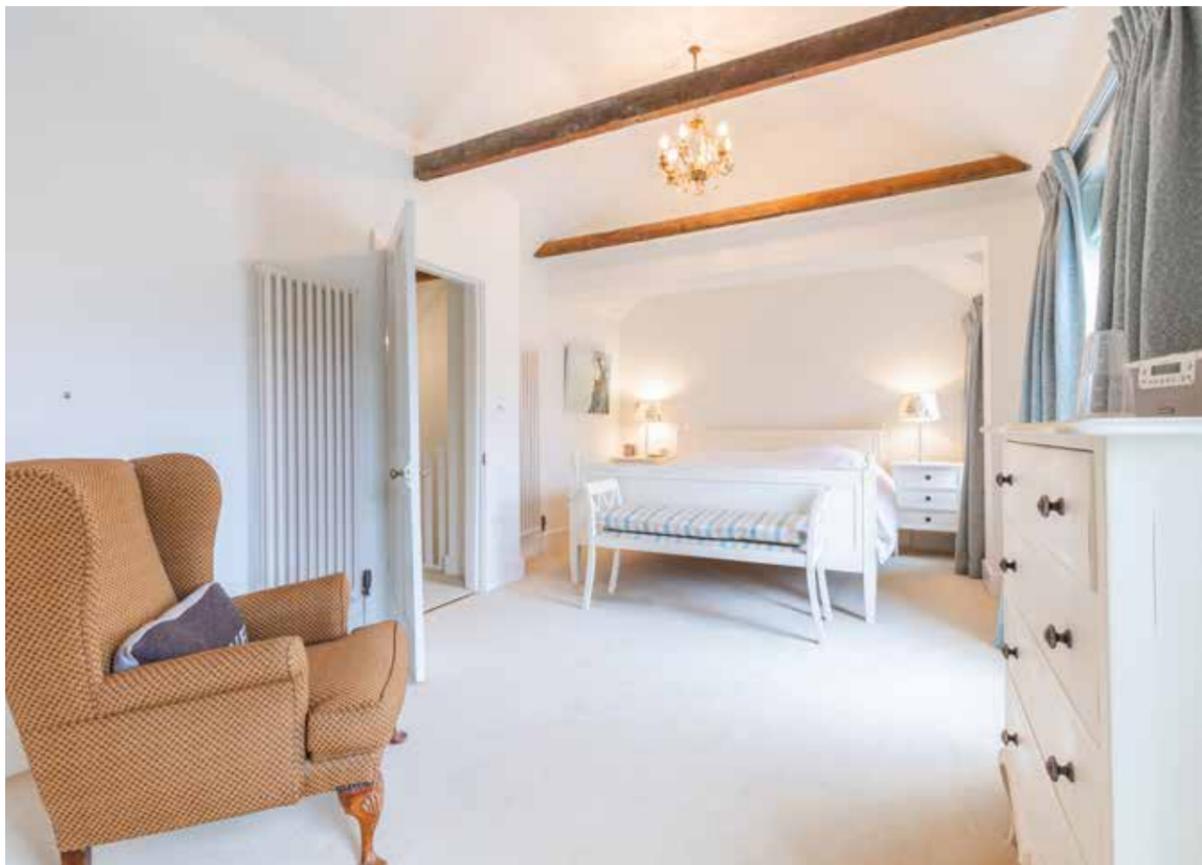
Set in the heart of one of North Norfolk's most celebrated villages, Trinity House is a beautifully presented three-bedroom cottage that perfectly balances period charm with modern comfort. Offering flexible accommodation and a private suntrap patio garden, it is an ideal retreat for both full-time living and a tranquil home away from home.

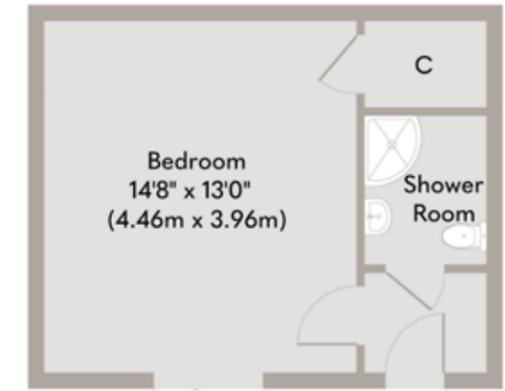
Stepping through the charming Victorian shopfront windows, you enter a stunning open-plan living space that flows effortlessly from front to rear. At its heart, a beautifully crafted handmade kitchen sits opposite a spacious dining area, making it a perfect spot for entertaining. To the front, the inviting lounge is centred around a sleek inset fireplace, creating a cosy atmosphere for winter evenings. To the rear, full-width bi-fold doors open onto the garden, blurring the lines between inside and out. This sense of light and space is further enhanced by an elegant ceiling lantern, which floods the area with natural light throughout the day.

Upstairs, what were once three small bedrooms has been transformed into two spacious doubles. The principal bedroom stretches across the entire width of the house, offering a wonderful sense of openness and a bathroom conveniently located next door. The second bedroom features a stylish en-suite shower room, while both rooms benefit from semi-vaulted ceilings and exposed beams, adding to the charm.

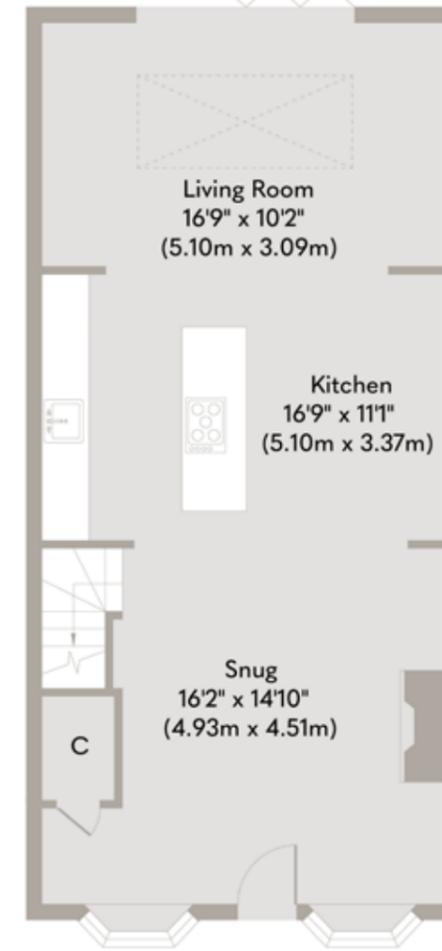
Beyond the main house, across the patio garden, a completely detached third double bedroom suite offers a private sanctuary. Peaceful and self-contained, it is the perfect space for guests, providing both privacy and comfort, or an ideal retreat for older generations seeking independence while remaining close to family.

Trinity House, a much-loved family home, offers flexible, characterful living, perfect for multi-generational gatherings. Just a short stroll from Burnham Market, it enjoys easy access to the village's charm.

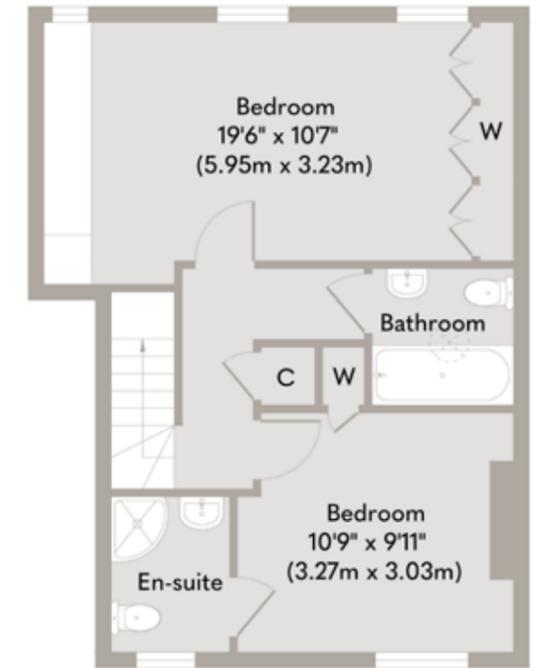




**Outbuilding**  
Approximate Floor Area  
269 sq. ft  
(25.02 sq. m)



**Ground Floor**  
Approximate Floor Area  
621 sq. ft  
(57.69 sq. m)



**First Floor**  
Approximate Floor Area  
468 sq. ft  
(43.51 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

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 the Vendor



“...perfectly balances period charm with modern comfort.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref: 0402-2814-7829-9526-0111

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: ///linen.handy.artichoke

### AGENT'S NOTE

A beach hut is available by separate negotiation.

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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