



THE STORY OF

Rose Cottage

Burnham Thorpe, Norfolk

SOWERBYS



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Rose Cottage

4 Garners Row, Burnham Thorpe,
Norfolk, PE31 8HR

Period Brick-and-Flint Cottage
in Burnham Thorpe

Three Bedrooms and Two Shower Rooms

Two Reception Rooms, Including Cosy
Sitting Room with Gas Log Burner

Well-Appointed Kitchen with
Granite Work Surfaces

Generous Glazed Entrance Hall
and Utility/Boot Room

Separate Garage with Off-Road
Parking for Two Cars

Sunny South-Facing Garden
with River Burn Views

SOWERBYS BURNHAM MARKET OFFICE

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Centrally located in the quintessential North Norfolk village of Burnham Thorpe - famously the birthplace of Horatio Nelson - Rose Cottage is a delightful Victorian brick-and-flint home that captures the relaxed rhythm of coastal village life.

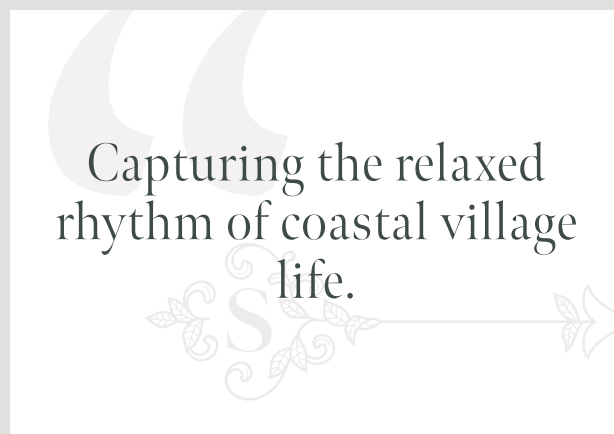
Originally a barn, the building has evolved over time into the warm and characterful cottage we see today, blending period charm with practical modern living. Entry is through a generous glazed entrance hall that feels almost like an additional room - a welcoming and versatile space. Leading from here is a particularly useful utility and boot room with a ground-floor shower and WC, ideal after muddy walks along the lanes, afternoons on nearby beaches, or exploring the creeks.

In the slightly newer part of the house, the main sitting room is wonderfully light and airy. Facing south and opening through french doors onto the garden, it enjoys natural light throughout the day and offers an easy connection to the outdoors. With the shower room next door, this space could also serve as an occasional third bedroom if required.

At the front of the original cottage, the atmosphere becomes instantly cosy. A second sitting room with a gas log burner provides the perfect retreat on cooler evenings, while still allowing space for a dining table - ideal for relaxed suppers with friends and family. Nearby, the kitchen is well-appointed with granite work surfaces and contemporary cabinetry, creating a stylish yet practical hub for everyday cooking.

Upstairs are two generous double bedrooms, a spacious shower room, and an adjoining third bedroom currently arranged as a bunk room - a charming and flexible extra sleeping space.





Outside, the garden enjoys a sunny south-facing orientation and remains open to the west, capturing afternoon and evening light. The peaceful setting offers views across the River Burn and surrounding paddocks. A separate garage provides useful storage for bikes, kayaks and garden equipment, along with off-road parking for up to two cars.

Village life is equally appealing. Just a short stroll away is The Nelson, owned by the Holkham Estate and leased by Woodforde's Brewery - a wonderful Norfolk pairing and a perfect spot for a relaxed drink or supper after a day exploring the coast.

Rose Cottage effortlessly combines character, comfort and an enviable village setting - an ideal retreat for those seeking the charm of north Norfolk with beaches, countryside and convivial village life close at hand.



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 Thorpe

DISCOVER COASTAL CHARM IN
BURNHAM THORPE.

Burnham Thorpe is very much off the beaten track. It's famous for being the birthplace of Nelson although his house was knocked down many years ago. The pub, The Lord Nelson, has recently reopened following substantial renovations. It's just 2 miles from Burnham Market with its wide range of shops and boutiques together with good food establishments, and a little over 2 miles from the coastal village of Burnham Overy Staithe with its tidal harbour, and good walks across the marshes and long sandy beaches.

In an Area of Outstanding Natural Beauty, Burnham Market is for many people the jewel in the crown of North Norfolk, a stunning Georgian village with a green surrounded by 18th century houses, shops and chic boutiques. Along with The Hoste Arms, it also boasts the exciting restaurants; Number 29, and Socius. The village has a range of amenities including doctors' and dental surgeries, primary school and post office.

There is an abundance of small village shops including a butcher, fresh fish shop, beauty and hair salon. Also there are bookshops, art galleries, a good wine merchant, Satchells, and a popular delicatessen, Humble Pie. The village playing field has all weather tennis courts and children's recreational equipment. The village is close to the sailing harbours at Brancaster Staithe and Burnham Overy Staithe and the Royal West Norfolk Golf Course at Brancaster. The closest rail link to London King's Cross is at King's Lynn.



Note from Sowerbys



Sitting Room Looking out onto the Garden

“The property is wonderfully light and airy with french doors opening onto the garden.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2836-3059-3202-4256-5204

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: ///keyboards.tangent.swells

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SOWERBYS

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