



Introducing
Docking Road, Burnham Market

SOWERBYS

Just a mile from the centre of Burnham Market, along a peaceful and little-used country lane, you'll find Mulberry House – a substantial and beautifully presented four-bedroom detached home, set within approximately three acres of grounds including established garden. Enjoying far-reaching countryside views and a wonderful sense of seclusion, the property offers the perfect balance between privacy and proximity to one of North Norfolk's most sought-after villages.

Approached via a private driveway and tucked well back from the lane, the house offers an abundance of versatile and generously proportioned living space – ideal for modern family life and entertaining alike.

The ground floor flows effortlessly from one inviting room to the next, including a bright, dual-aspect reception room, a cosy snug, a playroom, and a spectacular open-plan kitchen and dining area with vaulted ceilings and French doors opening onto a south-facing terrace – perfect for alfresco dining and relaxed summer gatherings.

Upstairs, four well-proportioned bedrooms await, including a spacious principal suite enjoying uninterrupted views stretching down the garden and across the open fields beyond. Each bedroom is filled with natural light and character, creating a welcoming sense of comfort and style.

A covered carport links the main house to a double garage, which in turn gives access to two additional rooms – one previously used as a fifth bedroom, the other a workshop. The southern end of this wing, a lovely garden room, currently enjoyed as an artist's studio, provides a peaceful, light-filled space ideal for creativity or quiet retreat.

A cellar beneath the main house offers valuable extra storage or potential for a wine store.

The grounds are as adaptable as they are generous, with formal gardens surrounding the house.

Available now.

BURNHAM MARKET

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.

AGENTS NOTES

Pets By Negotiation

Oil Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy

SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. 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: ///beads.corn.shells



SOWERBYS

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