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ALICE
HOUSE

THE STORY OF

Alice House

Burnham Market Norfolk

SOWERBYS



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Alice House

Burnham Market, Norfolk
PE31 8HH

Beautiful Georgian Red Brick Home

Three Double Bedrooms

Three En-Suites, Grade II Listed

West Facing Private Garden

Original Panel Shutters

Period Features

Garage and Off Street Parking

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com





Perfectly positioned just moments from the vibrant village green at the heart of Burnham Market, Alice House is an elegant Grade II Listed Georgian home that is full of period charm.

Arranged over three floors, this house has an abundance of character with exposed timber beams, traditional sash windows with their original shutters and wide exposed timber floors providing a constant reminder of its heritage. These period features are complemented by a stylish and thoughtful interior, creating a home that feels both sophisticated and welcoming.



The principal reception rooms are wonderfully inviting. The sitting room centres around a fireplace, providing the perfect setting for cosy evenings throughout the seasons, whilst the kitchen dining room is very much the heart of the home. Here, a wood-burning stove creates a warm and relaxed atmosphere, ideal for everything from leisurely breakfasts to entertaining family and friends after a day exploring the coastline.

On the upper floors, three beautifully appointed double bedrooms each enjoy the luxury of their own en suite facilities. The principal suite is particularly impressive, featuring a generous dressing area and a superb bathroom, all enhanced by the wonderful views westwards over the rooftops of Burnham Market and All Saints Church. Every bedroom enjoys its own charming outlook, capturing different aspects of village life and the surrounding historic architecture.



Outside, the enclosed garden provides a wonderfully private retreat. Enjoying both southerly and westerly aspects, it is perfectly positioned to make the most of the sunshine throughout the day, whether enjoying a morning coffee, a leisurely lunch or an evening glass of wine as the sun begins to set. Beyond the garden are two allocated parking spaces and a useful garage, offering practical storage for sailing gear, bicycles and everything required to embrace the exceptional North Norfolk lifestyle.





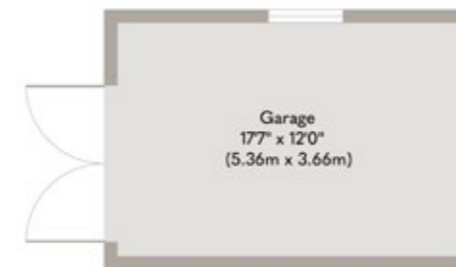
Alice House was originally a coaching inn and said to have been frequented by Admiral Lord Nelson



Second Floor
Approximate Floor Area
436 sq. ft
(40.48 sq. m)



First Floor
Approximate Floor Area
555 sq. ft
(51.54 sq. m)



Garage



Ground Floor
Approximate Floor Area
548 sq. ft
(50.95 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

Burnham Market is one of North Norfolk's most vibrant and historic coastal villages, located around 27 miles north-west of Norwich, 5 miles east of Brancaster, and just a short drive from the sandy beaches of Holkham and Brancaster. Known for its charming period architecture and lively community, the village blends boutique shopping, fine dining, and countryside tranquillity.

At the heart of the village are three historic squares, the Central, North and South Squares, lined with independent shops, galleries, cafés, and renowned restaurants, creating a thriving hub for locals and visitors alike. Regular farmers' markets, art fairs and seasonal events foster a strong sense of community while supporting local businesses and artisans.

Burnham Market is ideal for outdoor living and leisure. The surrounding countryside, coastal paths, and nearby Holkham Estate offer extensive opportunities for walking, cycling, and horse riding, while the North Norfolk Coast, including Brancaster, Burnham Deepdale, and Holkham Beach, provides access to sailing, birdwatching, and wide sandy beaches.

With a lifestyle defined by heritage, independent retail, cultural vibrancy, and coastal proximity, Burnham Market appeals to families, second-home owners, and anyone drawn to the combination of village charm, country calm, and seaside living.



Note from the Vendor



Church View

“Grade II listed Georgian property with a fascinating history and timeless appeal.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil central 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: ///pans.dumpling.sidelined

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

