



# LUGGER COTTAGE BURNHAM MARKET

Beautifully RENOVATED two-bed COTTAGE with LUXURY FINSHES throughout. Pretty GARDEN & within easy WALKING DISTANCE of centre of village & NO ONWARD CHAIN.



## THE PROPERTY

Lugger Cottage is semi-detached and is one of five picture perfect cottages making up Gents Yard, approached from the road via a gate, this private shingled yard gives access to all the cottages and their associated gardens.

You are welcomed into the cottage to the hallway that links all the ground floor rooms, with hanging space for coats. The kitchen has a wonderful Neptune fitted kitchen with white quartz worktop, integrated under counter fridge, Neff induction hob and fan assisted oven with a slide & hide door. Also downstairs is the family bathroom, with a bath and mains pressure shower over, WC, heated towel rail and wash hand basin.

The sitting room to the front of the cottage is a super cosy room, with a cleverly recessed wood burning stove. Leading up from the sitting room is the traditional Norfolk Winder cottage staircase, to the first floor where there are two double bedrooms. The principal bedroom is to the front of the cottage and across the hallway, with handy storage cupboards, is the second bedroom.

The cottage has its own private pedestrian gate off the yard. The front door is immediately in front with a gravelled path that leads around to the rear of the cottage where you find the charming walled courtyard, complete with electric wall heater. The windows from the kitchen open out onto the courtyard, to make it easy to pass drinks and snacks in and out. Just across the yard is the private garden for the cottage. With a lawned area and mature planting, this private garden has a shed and gravelled area for garden furniture, the perfect place to relax in peace and enjoy al fresco dining in the warmer months.



## HOLIDAY LET OPPORTUNITY

Potential Income: c. £600 - £925 per week

Potential Occupancy: c. 20 - 30 weeks per year

Sleeping: 3 or 4 in two bedrooms

Whilst Lugger Cottage is currently a much loved second home and not operating as a holiday let, it has fantastic potential to generate a second income, should that be of interest.

Burnham Market continues to be a very popular village with guests and Lugger Cottage would offer luxurious accommodation, close to the centre of the village and with the added bonus of a pretty garden.





## THE LOCATION

Burnham Market is arguably one of the most popular, picturesque villages in North Norfolk. It is a bustling and vibrant village with a number of excellent shops, boutiques and galleries arranged around the village green. There are a number of fantastic eateries in the village including The Hoste, Socius and Number 29, alongside tea shops, deli offerings, bakery and butcher.

Whilst the village has a local community of residents and offers a doctors surgery, primary school, petrol station and convenience store, it is also a very popular holiday destination for second home owners and holiday let guests alike. It is very close to the beautiful coastline and the beaches at Brancaster, Wells-next-the-Sea and Holkham.

## OTHER INFORMATION

Services: Mains Electricity, Water & Drains

Central Heating: Oil Central Heating with Nest Thermostat

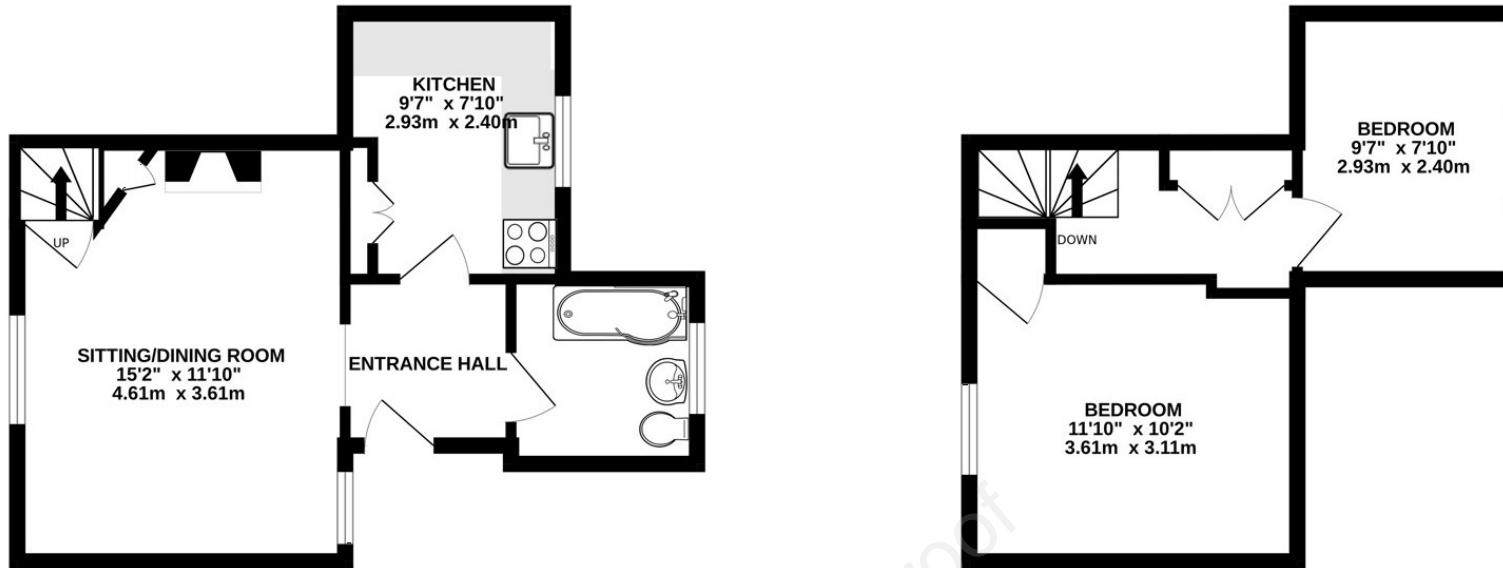
Windows: Fully Double Glazed Throughout

EPC: E

Council Tax: Kings Lynn & West Norfolk Council - Band C - 2025/2026 £2039.34

Viewings: Strictly by appointment only with Big Skies Estates.





LUGGERS COTTAGE, BURNHAM MARKET

TOTAL FLOOR AREA : 635 sq. ft ( 58.9 sq.m ) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	