



**End Cottage, Burnham Market**  
**Guide Price £350,000**

**BELTON DUFFEY**



## END COTTAGE, BACK LANE, BURNHAM MARKET, NORFOLK, PE31 8EY

A beautifully presented end of terrace period cottage of character with lovely garden in quiet Burnham Market location.

### DESCRIPTION

Pleasantly situated at the end of a small terrace off Back Lane within easy walking distance of Burnham Market centre, this well presented period cottage of character offers charming accommodation with stripped floors and latch doors combining modern features together with an enclosed south backing garden which offers the opportunity to extend subject to planning consent.

The accommodation includes large lounge/dining room with feature fireplace, kitchen, two double bedrooms and bathroom on the first floor. Heating is by way of a modern electric radiator system with App control.

Now offered for sale with no onward chain, End Cottage has been a very successful holiday let investment for nearly 20 years and the owner would consider selling fully furnished by separate negotiation.



## **SITUATION**

Burnham Market is a beautiful, traditional village, close to the North Norfolk Coast, having a full range of shops which include numerous independent boutiques, Post Office, antiques shop, doctor's and dentist surgeries, jewellery shop, garage, butchers and food shops, fishmongers, wine merchant, deli, and bakery. With a fine parish church and a range of pubs including the famous "Hoste Arms" hotel and great restaurants including Socius and No. 29, Burnham Market centre is situated around a village green with mainly Georgian houses in what is considered an extremely desirable village.

The Burnhams comprise 6 villages situated on the North Norfolk Coast, an area of Outstanding Natural Beauty with miles of unspoilt beaches and wild salt marshes punctuated by creeks and small ancient harbours. Wells-next-the-Sea is located 5 miles to the east passing through the spectacular Holkham Estate whilst, to the west, Brancaster Staithe offers excellent sailing and watersports.

## **DINING AREA**

2.76m x 2.60m (9' 1" x 8' 6")

Covered storm porch and stable door, multi-paned window to front, stripped floorboards, recess housing cast iron range (non operational), electric radiator, door to staircase to first floor, understairs storage cupboard, exposed ceiling beam, open plan to;

## **SITTING ROOM**

3.67m x 3.44m (12' 0" x 11' 3")

A characterful and cosy room with multi-paned window overlooking the garden and stable door to rear, feature open fireplace with flagstone hearth and ornate pine surround, stripped floorboards, 2 electric radiators.

## **KITCHEN**

2.17m x 1.54m (7' 1" x 5' 1")

Multi-paned window to rear with pleasant aspect over the garden, door to front, range of floor and wall mounted storage units in hand painted cream finish, granite worksurfaces with inset butler sink unit and swivel mixer tap, splashback tiling, recess and point for electric cooker, recess for under worksurface fridge, recess and plumbing for automatic dishwasher, wall mounted electric radiator, 3 wall light points, extractor fan.

## **FIRST FLOOR**

## **LANDING**

Access to loft space, stripped floorboards, doors to;





## **BEDROOM 1**

3.67m x 2.20m (12' 0" x 7' 3")

Multi-paned window to rear with pleasant aspect over the garden, feature cast iron fireplace, wall mounted electric radiator.

## **BEDROOM 2**

2.70m x 2.60m (8' 10" x 8' 6")

Multi paned window to front, feature exposed brickwork and wall and ceiling beams, stripped floorboards, wall mounted electric radiator.

## **BATHROOM**

Multi-paned high level window to side, suite comprising panelled bath with electric shower over and folding shower screen, corner wall mounted wash basin and high flush WC, extensive tiling, heated towel rail, exposed wall beams, extractor fan.

## **OUTSIDE**

Gated access to front of End Cottage with private block paved and flagstone courtyard, pathway to side of property giving access to the rear garden which has a sunny southerly aspect, mainly laid to lawn with shrub borders and mature hedging to boundaries, paved terrace area, large timber garden shed.

## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, take the A149 coast road towards Hunstanton. After Holkham, turn left signposted Burnham Market and, after Burnham Overy Town, follow the sharp bend round to the left and on into Burnham Market. Pass Burnham Market Stores on your right and take the next left into Ulph Place bearing left again on the B1355 Creake Road.

Take the right hand turn into Back Lane immediately after the petrol station and follow Back Lane, bearing sharp left, for approximately 400 metres and the terrace with End Cottage can be found on the right, just past the turning for Sutton Estate.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Electric radiator heating. EPC Rating Band TBC.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band n/a (registered for Business Rates).

## **TENURE**

This property is for sale Freehold.



## VIEWING

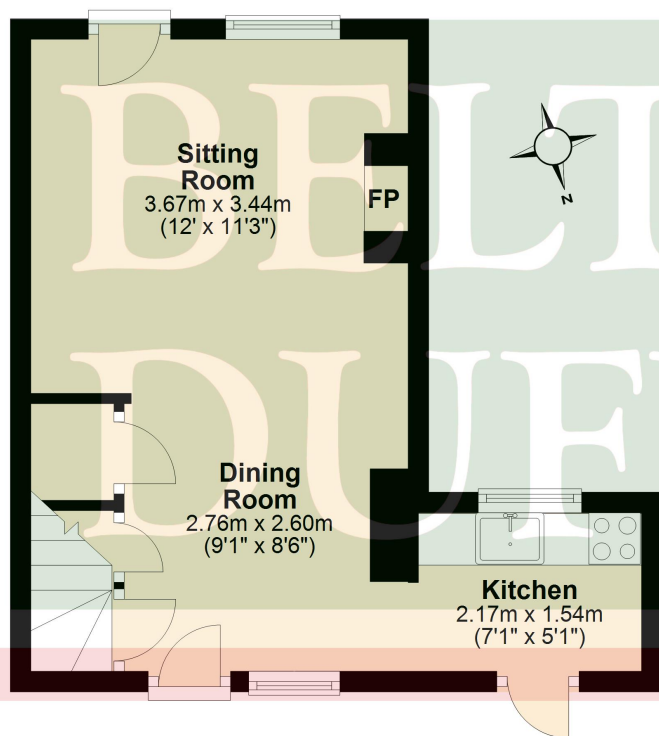
Strictly by appointment with the agent.





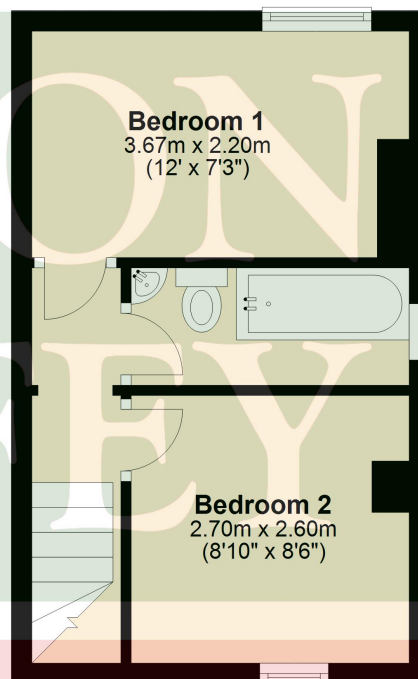
## Ground Floor

Approx. 26.0 sq. metres (280.2 sq. feet)



## First Floor

Approx. 22.5 sq. metres (242.6 sq. feet)



Total area: approx. 48.6 sq. metres (522.7 sq. feet)







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