



**Roseleigh, Burnham Thorpe**  
**Guide Price £350,000**

**BELTON DUFFEY**



## ROSELEIGH, GARNERS ROW, BURNHAM THORPE, NORFOLK, PE31 8HR

A period brick and flint cottage with spacious accommodation, now requiring some modernisation, overlooking the River Burn in this sought after village. No chain.

### DESCRIPTION

Roseleigh is situated in an enviable location within the sought after village of Burnham Thorpe, overlooking the picturesque River Burn, approached down a quiet lane with access to the property via a gravelled parking area for 2 vehicles and the enclosed rear garden.

The original cottage has been extended to provide spacious flexible accommodation that could be configured to suit differing requirements and does require a degree of modernisation but this is a rare opportunity to improve according to taste and preferred specification. Currently the accommodation comprises utility/boot room, garden room, kitchen, dining room, ground floor shower room, large sitting room with fireplace and 3 first floor bedrooms.

Offered for sale with no onward chain, this charming property would make an ideal family second/holiday home or a characterful permanent residence.



## **SITUATION**

Burnham Thorpe, perhaps most famous for being the birthplace of Lord Nelson, is a small rural village situated just one and a half miles from Burnham Market with its wide range of shops, eating establishments and amenities. Opposite the green in the village is a very old pub, originally called The Plough, but in 1798 it changed its name to The Lord Nelson in honour of Nelson's historic victory at The Battle of the Nile. The pub has recently been reopened following a comprehensive programme of refurbishment. Also close by is the coastal village of Burnham Overy Staithe which offers excellent sailing, wide sandy beaches and coastal walks.

## **UTILITY/BOOT ROOM**

2.58m x 1.52m (8' 6" x 5' 0")

A multi paned entrance door leads from the garden into the utility/boot room with space for coat hooks and shoe storage etc. Floor standing oil-fired boiler, tiled flooring, worktop with spaces and plumbing under for a washing machine and tumble dryer, wall cupboards. Window to the side and a multi paned door leading into:

## **GARDEN ROOM**

3.16m x 1.62m (10' 4" x 5' 4")

Sliding double glazed patio doors to the rear with pleasant views over and access to the garden. Tiled flooring, rooflight window and a further window to the side. Window to and a glazed door leading into:

## **KITCHEN**

3.82m x 3.16m (12' 6" x 10' 4")

Range of floor and wall mounted storage units in mid oak with extensive laminate worksurfaces incorporating a single drainer stainless steel sink unit with mixer tap, tiled splashbacks. Spaces for a cooker and fridge freezer, pantry cupboard, vinyl flooring, radiator. Archway to the dining room and glazed double doors to the sitting room.

## **DINING ROOM**

4.77m x 2.29m (15' 8" x 7' 6")

Window to the rear with pleasant views over the garden, radiator and a door leading into:

## **GROUND FLOOR SHOWER ROOM**

2.10m x 2.04m (6' 11" x 6' 8")

Fully tiled shower cubicle, pedestal wash basin, WC, tiled floor and walls, radiator and a window to the side with obscured glass.





## **SITTING ROOM**

5.86m x 5.37m (19' 3" x 17' 7")

A spacious L-shaped sitting room with twin windows to the front giving pleasant views over the River Burn. Feature brick fireplace with raised quarry tiled hearth housing a cast iron solid fuel stove, 2 radiators, wall light points and a door opening onto a staircase to the first floor.

## **FIRST FLOOR LANDING**

Loft hatch, radiator and doors to the 3 upstairs bedrooms.

## **BEDROOM 1**

4.36m x 2.44m (14' 4" x 8' 0")

Range of fitted wardrobe cupboards with access to additional storage recess, dressing table unit, airing cupboard housing the hot water cylinder, window overlooking the rear garden.

## **BEDROOM 2**

3.33m x 2.42m (10' 11" x 7' 11")

Radiator and a window overlooking the rear garden.

## **BEDROOM 3**

2.88m x 2.46m (9' 5" x 8' 1")

Window to the front with pleasant views towards the River Burn.

## **OUTSIDE**

Roseleigh is approached from the access lane to the side of the property where there is a gravelled parking area for 2 vehicles with close boarded fencing and wrought iron gated access to the garden. The garden is south facing and comprises a lawned area, flower border, mature hedging, oil storage tank, fenced bin storage area and a paved pathway to the utility/boot room.

## **DIRECTIONS**

From Burnham Market, head south on the Creake Road and take the first turning on the left into Joan Short's Lane before you reach the petrol station. Continue along this road for approximately one and a half miles and take the left-hand turning onto Walsingham Road, signposted Burnham Thorpe. Continue into the village, passing The Lord Nelson public house, and to the crossroads and village sign. You will see the property approximately 40 yards further up on the right-hand side.



## OTHER INFORMATION

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band D.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band C.

## TENURE

This property is for sale Freehold.

## VIEWING

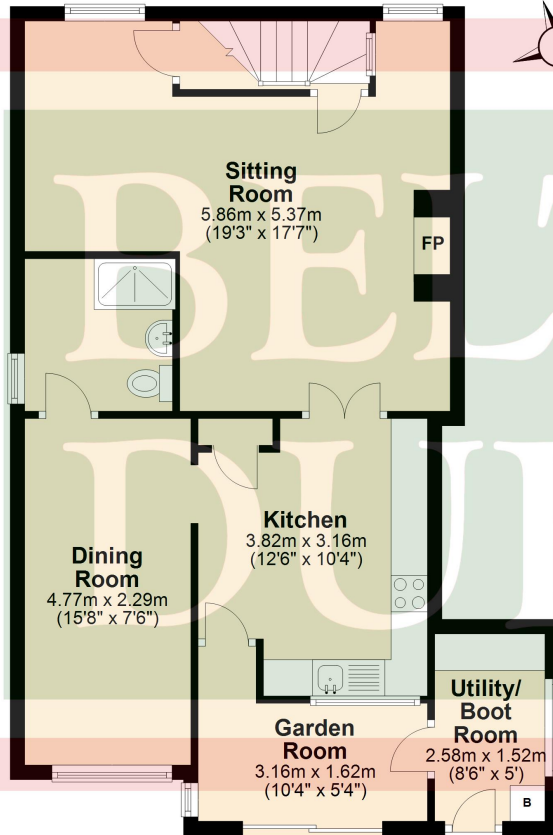
Strictly by appointment with the agent.





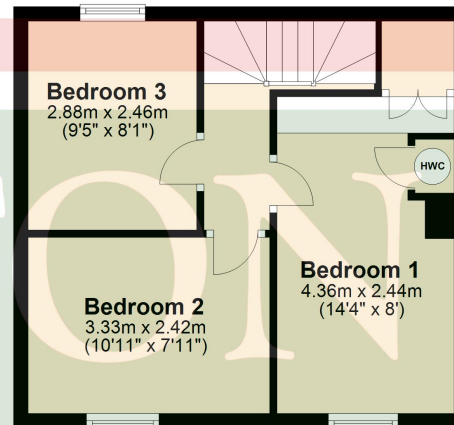
## Ground Floor

Approx. 65.1 sq. metres (700.3 sq. feet)



## First Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



Total area: approx. 96.8 sq. metres (1041.6 sq. feet)







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