



**The Corner House, Burnham Overy Mill, Burnham Overy Staithe
Offers in Excess of £400,000**

BELTON DUFFEY



THE CORNER HOUSE, BURNHAM OVERY MILL, TOWER ROAD, BURNHAM OVERY STAITHE, NORFOLK, PE31 8JB

A superb 2 bedroom conversion of a Grade II Listed water mill with stunning views over the River Burn and neighbouring countryside.
No chain.

DESCRIPTION

The Corner House forms part of a complex of red brick Georgian fronted buildings which make up this stunning conversion of a water mill dating back in parts to 1737. The water mill worked in conjunction with the tower mill closeby alongside the mill owner's residence, steam and water mills, granaries, blacksmiths, stabling and mill/farm workers' cottages. The mills stopped working around WW1 and were given to the National Trust in 1958 who took on the task of converting the buildings into residential accommodation for private use in around 1995. The complex retains the familiar weather boarded sack hoist and enjoys a stunning location with the River Burn running through the mill race.

The Corner House, as its name suggests, occupies a Grade II end terrace prominent position in the conversion with fine south facing river views and neighbouring countryside.

The property is being offered for sale with no onward chain on a 99 year lease from February 2016 and the freehold owner is The National Trust. An annual ground rent of £300 applies plus a proportionate share of the maintenance charges (please contact Belton Duffey for more information). This charge covers contributions towards the maintenance of the communal gardens, meadows and sluice, upkeep of the building and gutter cleaning and also a sinking fund.

SITUATION

The Burnhams are a group of villages centred around the River Burn - a 10 mile chalk stream known as 'Nelson's River'. Burnham Overy Staithe (a 2 minute drive from the property) was once a working seaport and is now a busy harbour and magnet for walkers, birdwatchers, sailors and visitors to the area. The coastal path leads down to a beautiful sandy beach (approx 1.4 mile walk) with a path diverging east towards Holkham gap.

As well as the harbour, the village offers an historic boat house and The Hero, a celebrated pub/restaurant. It is deservedly an area of Outstanding Natural Beauty encompassing Scolt Head Island Nature Reserve accessed by locals wading across at low tide or taking the ferry. The whole stretch of coast from Thornham to Wells-next-the-Sea and beyond offers every amenity including local shops, delis, high quality hotels, eateries, chandleries and upmarket gift and clothing shopping in Burnham Market.

KITCHEN

3.21m x 2m (10' 6" x 6' 7")

A partly glazed timber entrance door with a storm porch over leads from the front of the property into the kitchen with a recessed coir door mat and pamment tiled floor. A range of cream Shaker style base and wall units with beech block worktops incorporating a stainless steel sink unit with a mixer tap, tiled splashbacks. Integrated oven and LPG hob, spaces and plumbing for a fridge freezer and slimline dishwasher. Freestanding dresser unit, fitted display shelves and a door leading into:



SITTING/DINING ROOM

5.28m x 5.27m (17' 4" x 17' 3")

A good sized double aspect room with a window to the side and 2 windows to the south with fine far reaching views over the river, fitted window shutters. Exposed pine floorboards, 2 electric radiators and a pine staircase leading up to the first floor landing with a storage cupboard under.

FIRST FLOOR LANDING

3.13m x 1.98m (10' 3" x 6' 6")

Galleried landing with a window to the west with fitted shutters, loft hatch and doors to the 2 bedrooms and bathroom.

BEDROOM 1

3.14m x 3m (10' 4" x 9' 10")

Double aspect windows to the side and to the south with fine far reaching views over the river, fitted window shutters. Night storage heater.

BEDROOM 2

3.14m x 2.21m (10' 4" x 7' 3")

Window to the east with fitted shutters, night storage heater.

BATHROOM

2.08m x 1.98m (6' 10" x 6' 6")

A white suite comprising a bath with a traditional shower mixer tap, electric shower and shower curtain over, pedestal wash basin, WC. Tiled splashbacks, electric wall heater, extractor fan and a window to the west with fitted shutters.

OUTSIDE

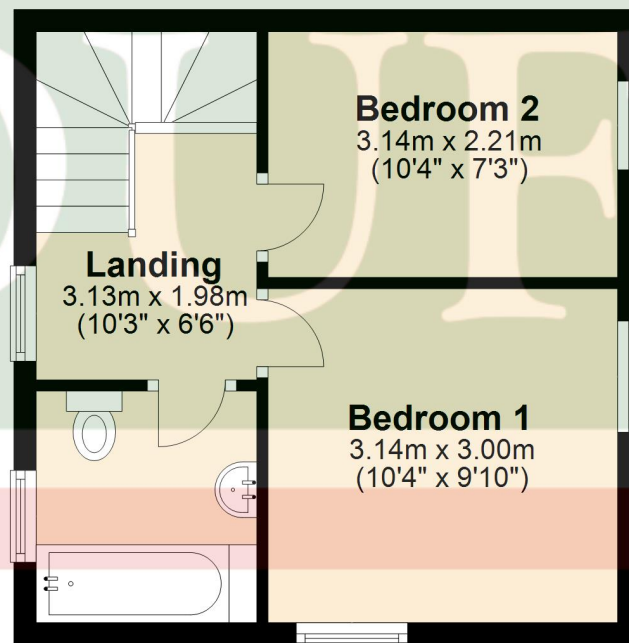
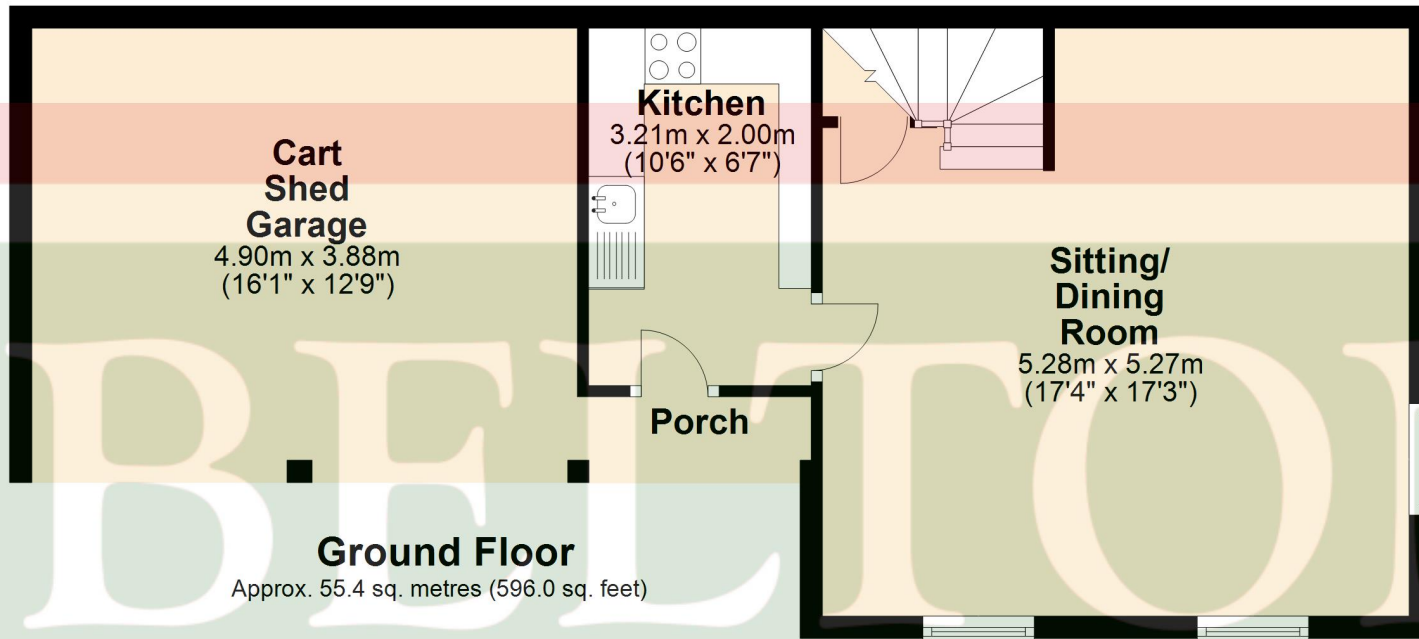
The Corner House is accessed over a gravelled driveway shared with the other properties on the development and leading to its own 2 bay cart shed garage with the property's entrance door to the side.

The small south facing terrace has been paved for ease of maintenance, bounded by a low hedge with fine views over the River Burn and countryside beyond.

CART SHED GARAGE

4.9m x 3.88m (16' 1" x 12' 9")

2 bay cart shed providing parking and useful storage. The LPG tanks for the hob are also located here.



First Floor
Approx. 27.7 sq. metres (298.3 sq. feet)

Total area: approx. 83.1 sq. metres (894.3 sq. feet)

DIRECTIONS

From the Belton Duffey office in Wells-next-the-Sea, take A149 towards Hunstanton. Continue into Burnham Overy Staithe then out into countryside again until you see the Tower windmill on your left hand side. Continue a few yards further around the left hand bend and over the hump back bridge then turn immediately left onto the property's driveway.

OTHER INFORMATION

Mains electricity, mains water and private drainage. Electric radiator heating with LPG hob. EPC Rating Band n/a (exempt as a Grade II Listed building).

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

TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.





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