



A CHARMING BRICK AND FLINT COTTAGE OF JUST UNDER 2000 SQ.FT IN GARDENS OF 0.24 ACRE

Crooks Cottage, Wells Road, Burnham Overy Town, Norfolk PE31 8HU

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**Bedfords**

ESTABLISHED 1966

**Crooks Cottage**  
**Wells Road**  
**Burnham Overy Town**  
**Norfolk**  
**PE31 8HU**

*A detached period cottage in a quarter acre gardens just a mile from the centre of Burnham Market*

**Guide Price: £750,000** (04.03.25)  
Freehold BUR140038

- A detached period brick & flint cottage c. 1830 subsequently extended in the 1980s
- Overlooking Estate-owned farmland to the rear
- Entrance Hall
- Staircase Hall
- Double aspect Sitting Room
- Dining Room
- AGA Kitchen/Breakfast Room with beamed vaulted ceiling
- Pantry
- Utility Room
- Ground Floor Double Bedroom and Shower Room
- Three further Bedrooms
- Family Bathroom
- Garage and Garden Stores
- Off-road parking
- Mature, well-stocked gardens, in all 0.24 acre
- Burnham Market and Burnham Overy Staithe both within a mile's walk





**BURNHAM OVERY TOWN** is a pretty, unspoilt village with a distinctive square-towered Norman church, St Clements, found approximately one mile from the sought after north Norfolk village of Burnham Market.

Burnham Market has a large village green surrounded by 18<sup>th</sup> Century houses and a good range of shops and services including doctors' and dental surgeries, a butchers, fishmongers and delicatessen, a wine merchants, several clothes shops and several excellent hostelries and restaurants. There is excellent sailing nearby at Burnham Overy Staithe and Brancaster Staithe. Both Brancaster, home of the The Royal West Norfolk Golf Club, and Hunstanton have renowned golf courses and the whole coastline falls within an Area of Outstanding Natural Beauty, internationally famous for its bird reserves and sandy beaches.

There is a mainline rail connection from King's Lynn (22 miles) to London Kings Cross in about 97 mins.

Crooks Cottage is a short walk from Gong Lane, a track that runs for a mile through farmland to Burnham Overy Staithe and the coastal path.

**BROADBAND:** Ofcom indicate that Ultrafast Fibre Broadband is available to the property.

**MOBILE COVERAGE:** Ofcom indicate that O2 and Vodafone are likely to have voice and data available inside the property and EE, Three O2 and Vodafone are likely to have voice and data available outside the property.









**HEATING:** Night Storage Heaters on Economy 7, a gas fire (resembling a wood-burner) and an electric AGA.

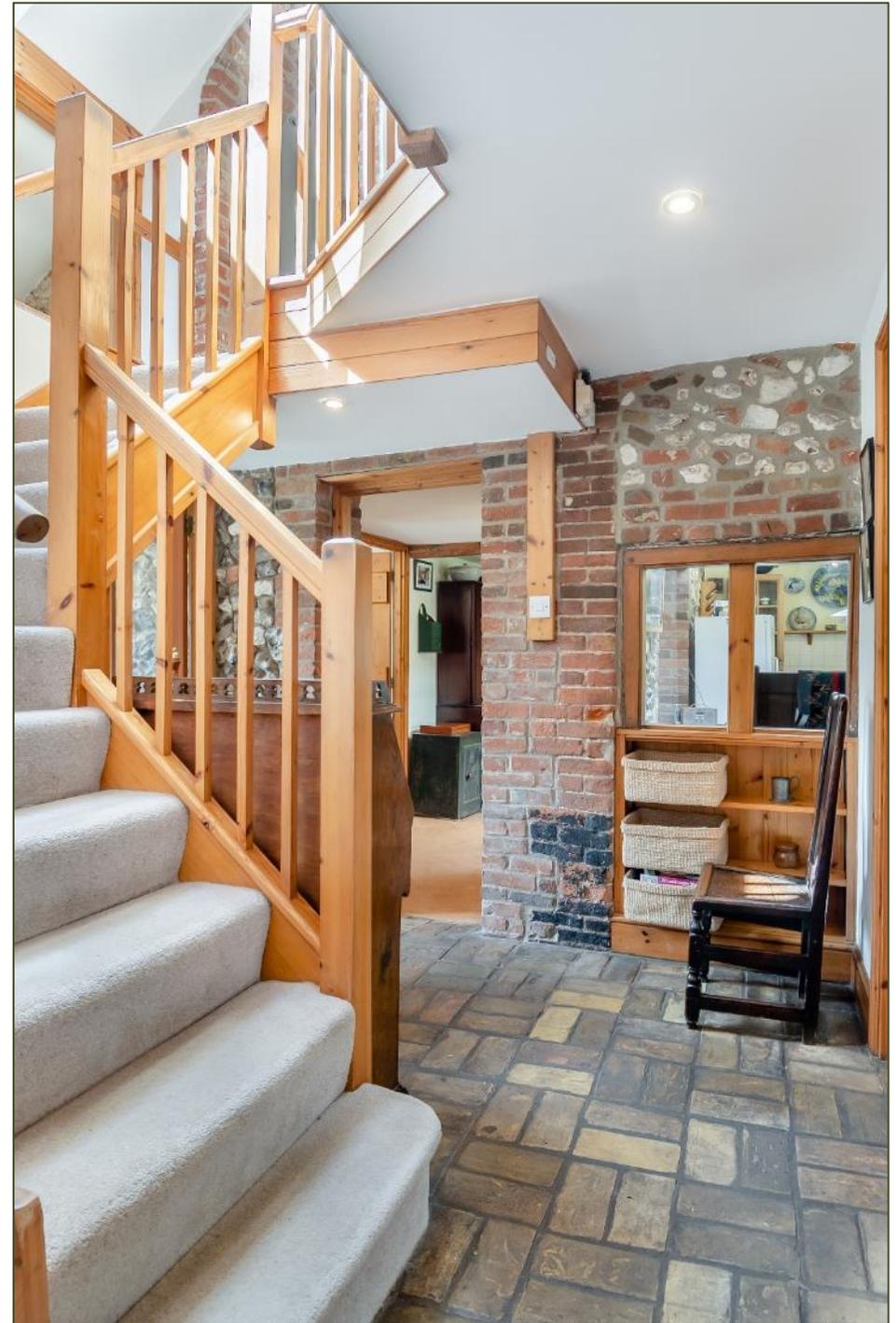
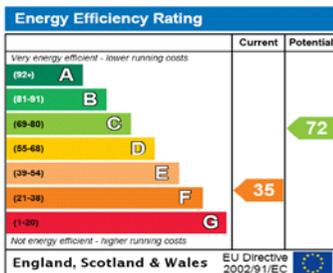
**COUNCIL TAX:** Band F

**SERVICES:** Mains electricity, water and drainage.

**SAT NAV:** PE31 8HU

**ENERGY PERFORMANCE CERTIFICATE (EPC):**

A full copy of the EPC is available upon request







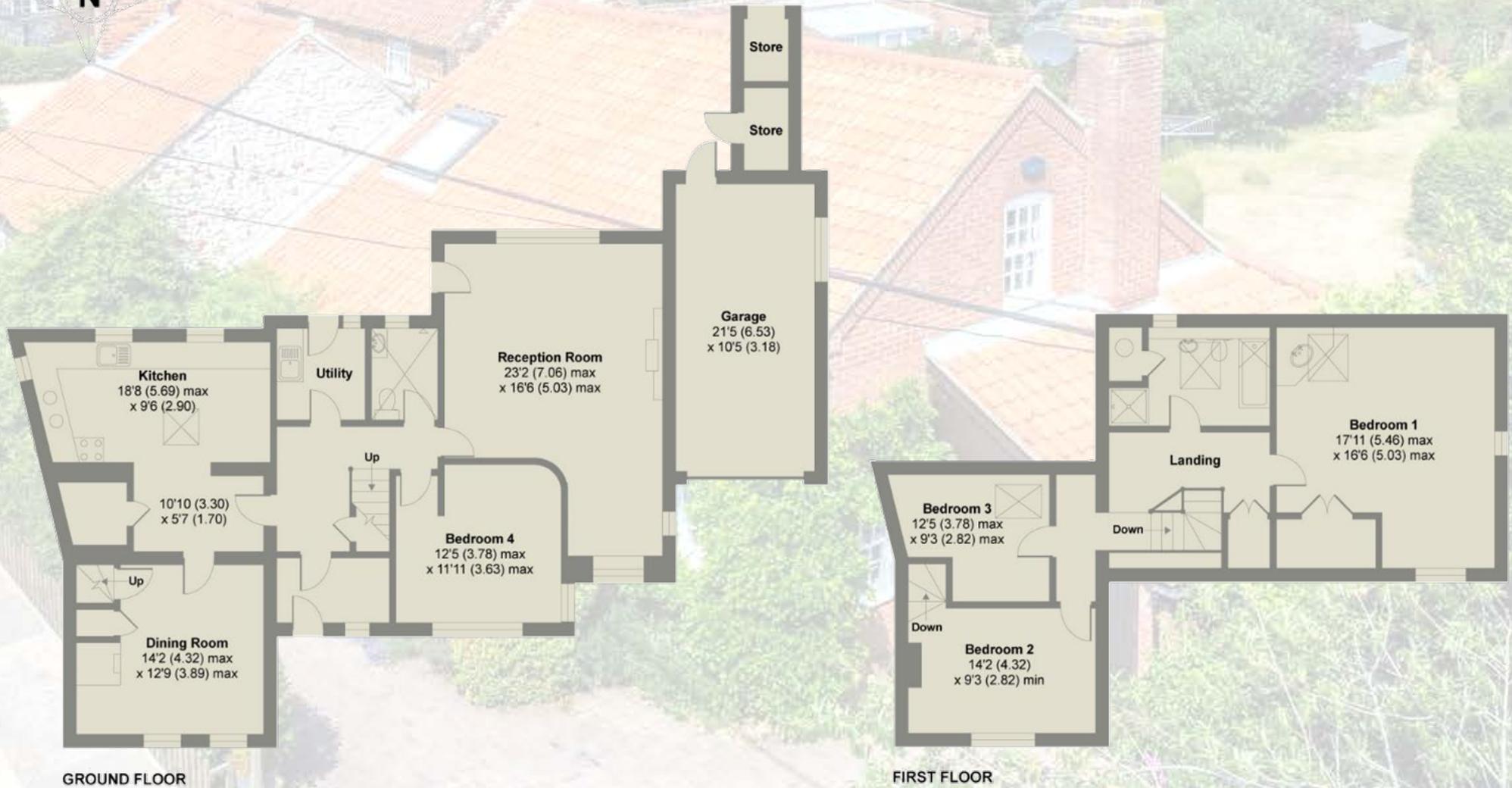
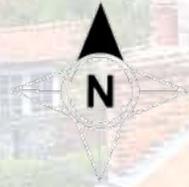








Approximate Area = 1986 sq ft / 184.4 sq m  
Garage & Stores = 262 sq ft / 261.9 sq m  
Total = 2248 sq ft / 208.8 sq m  
For identification only - Not to scale





**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

**IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

**VIEWING:** Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at [www.bedfords.co.uk](http://www.bedfords.co.uk)



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