



**SUBSTANTIAL MODERN HOUSE BUILT TO AN INDIVIDUAL DESIGN WITH A WONDERFUL SOUTH-FACING COURTYARD GARDEN**

Tower House, 13 Ulph Place, Burnham Market, Norfolk PE31 8HQ

[bedfords.co.uk](http://bedfords.co.uk)

**Bedfords**

ESTABLISHED 1966



**Tower House**  
**13 Ulph Place**  
**Burnham Market**  
**Norfolk**  
**PE31 8HQ**

*A breath-taking double-height galleried atrium and well-proportioned rooms, all with a southerly aspect allowing the light to stream in*

**Guide Price: £1,100,000** (20.08.24 rev. 04.03.25)  
Freehold BUR170091

- A most impressive modern house with two substantial wings built off a central circular Atrium
- Drawing Room with wood-burner effect electric fire
- Double-height Sitting Room with Gallery above
- Vaulted Kitchen opening to
- Dining Room
- Utility Room
- Cloakroom
- Elegant sweeping Staircase
- Principal Bedroom with Dressing Room and En Suite Shower Room
- Guest Bedroom with two En Suites, one with a bath, the other with a shower
- Garage
- Walled and Gated Courtyard Garden facing South
- Proposed alternative first floor layout provides three en suite bedrooms













**BURNHAM MARKET** is one of Norfolk's most sought-after addresses; a large, thriving village with handsome, principally Georgian, properties set around a grassy Market Place also known as the Green.

The village offers a varied selection of traditional shops and hostelrys with barely a high street chain in sight. There are award-winning restaurants, cafes and a deli, a fishmongers, butchers and an excellent wine merchant.

The village lies about a mile inland from the North Norfolk coast, an Area of Outstanding Natural Beauty, famed for mile upon mile of sandy beaches and never-ending skies. The nearby villages of Burnham Overby Staithe and Brancaster Staithe offer natural harbours and amenities for sailors which, along with links golf courses at Brancaster (The Royal West Norfolk) and Old Hunstanton, as well as jump racing at Fakenham, are some of the leisure pursuits in the region.

There is a mainline railway connection to London King's Cross in 97 minutes from King's Lynn (21 miles).

Tower House lies within a designated Conservation Area.







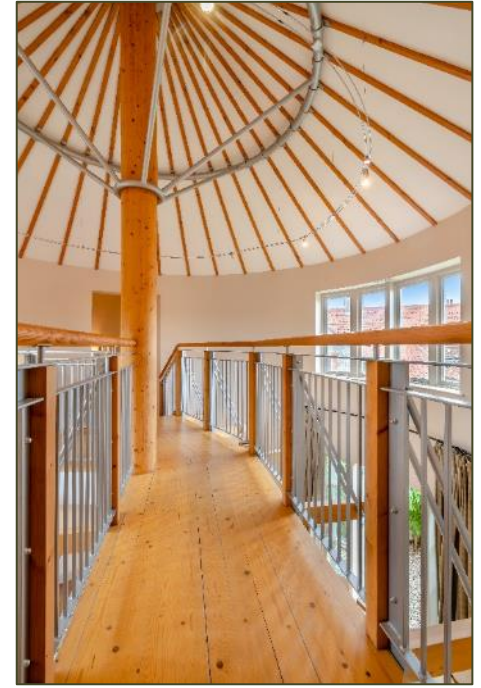




















**SERVICES:** Mains electricity, water and drainage

**HEATING:** Oil-fired central heating

**COUNCIL TAX BAND:** G

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

**MOBILE COVERAGE:** O2, EE. Three and Vodafone all state on their web-sites that they provide good or great 4G and voice inside and outside the property.

**AGENTS' NOTE:** The property is subject to Restrictive Covenants, one of which requires it to be used as a private dwelling-house. This means it should not be used as a furnished holiday let.





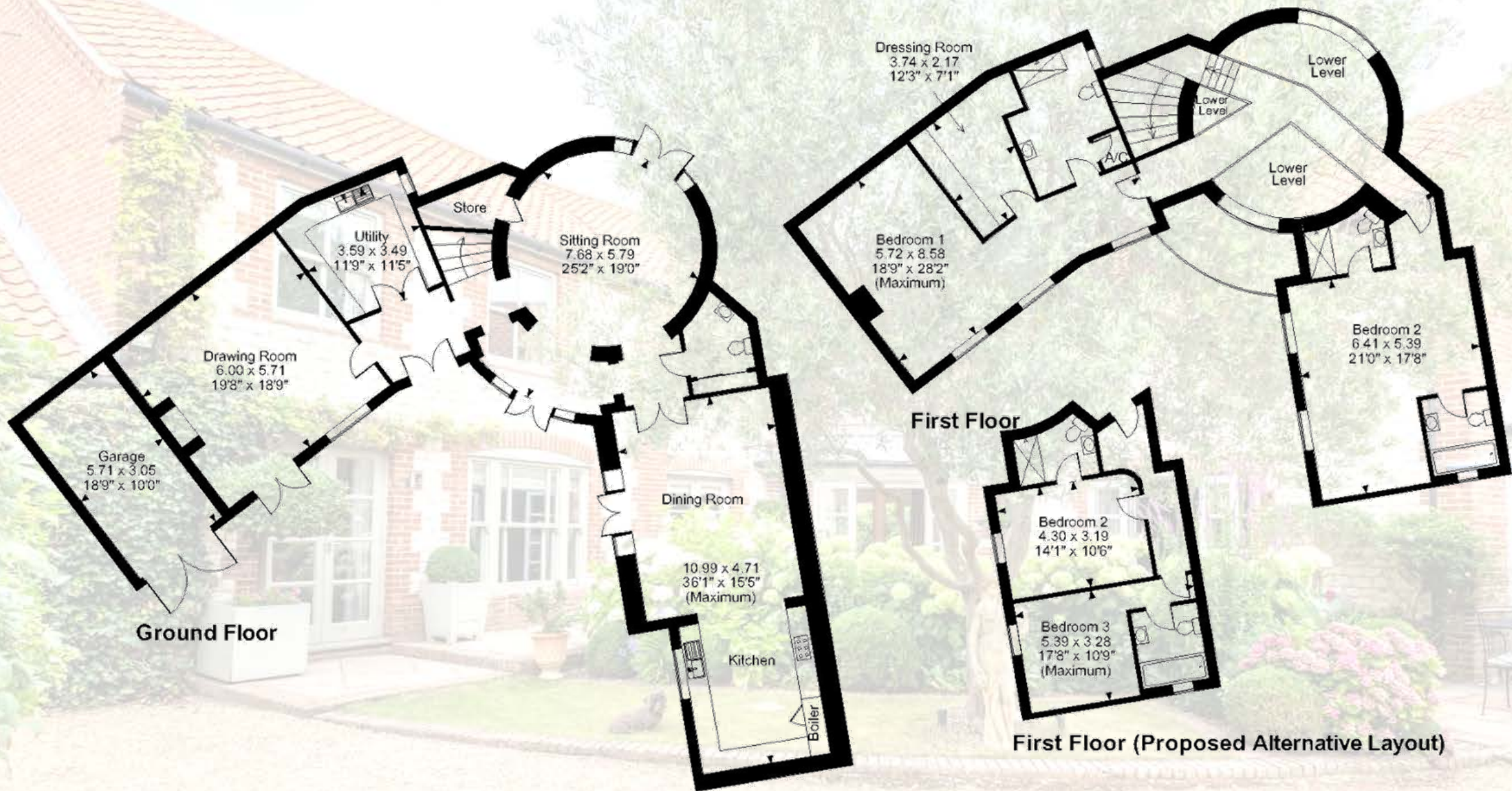
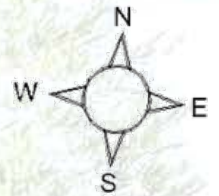
# Tower House, Burnham Market, Norfolk

Approximate Gross Internal Area

Main House = 2892 Sq Ft/269 Sq M

Garage = 190 Sq Ft/18 Sq M

Total = 3082 Sq Ft/287 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.


© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8615611/JRD





## ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





Polstede Place

Cobham House

Lete House

Louisa Barn

Beatrix Barn

Helena House

Alice House

Pump

Woodstock

New Cott

The Gardens

Stable Ho

B 1355

B1155

6.2m

ULPH PLACE

All Saints' Church

Flint Cott

Flintstone Cott

1 to 5

6.6m

School Cott

Posts

Pp

El Sub Sta

The Nelson (PH)

Creak House

Gillys

St Andrews Barn

The O Rector

St Andrews House

50 m

100 m

© Crown Copyright and database rights 2024 OS AC000082





**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)







**Bedfords**  
ESTABLISHED 1966

The Bower House, 25 Market Place, Burnham Market, Norfolk PE31 8HF | [BEDFORDS.CO.UK](http://BEDFORDS.CO.UK)