



**TUCKED AWAY AT THE HEAD OF A LOKE WITH A SOUTH-FACING GARDEN LOOKING ONTO THE VILLAGE CHURCH**

Rowan Cottage, Church Street, Thornham, Norfolk PE36 6NJ

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**Bedfords**

ESTABLISHED 1966



**Rowan Cottage**  
**Church Street**  
**Thornham**  
**Hunstanton**  
**Norfolk**  
**PE36 6NJ**

*A detached period cottage with 3-4 bedrooms in a secluded position  
in the centre of this sought-after coastal village*

**Guide Price: £545,000** (26.03.25)  
Freehold BUR250020

- A traditional period cottage with more recent extensions
- Entrance Porch
- Reception Hall
- Sitting Room with open fire
- Kitchen/Breakfast Room with part-glazed roof
- Ground floor Bedroom and En Suite
- Landing
- Two first floor Bedrooms
- Bathroom
- External Bedroom 4, Shower Room and Utility Room
- Garden Store
- Two Garden Sheds
- South-facing gardens looking towards the village church











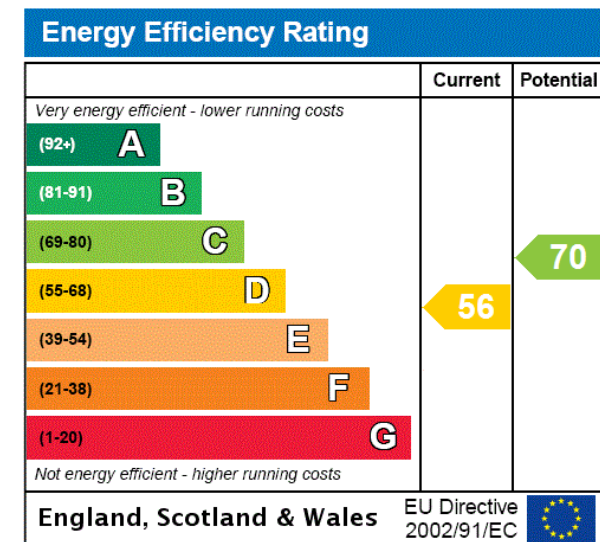
**THORNHAM** is a pretty, conservation village situated within an Area of Outstanding Natural Beauty. The village mainly contains traditional stone fisherman's cottages and merchants' houses along with three excellent public houses, a thriving deli and café and a number of individual shops at Drove Orchards, which include Eric's award-winning Fish & Chip shop, Eric's Pizza Restaurant and Gurney's Fish Shed. A small natural harbour is still used by a handful of fisherman and there is easy access to miles of unspoilt sandy beaches.

The nearby village of Burnham Market (7 miles) is renowned for its range of individual shops and restaurants whilst King's Lynn (20 miles) offers High Street chains, leisure facilities and a mainline rail link to London King's Cross (97 minutes).

Rowan Cottage lies within a designated Conservation Area.

#### ENERGY PERFORMANCE CERTIFICATE (EPC):

A full copy of the EPC is available upon request













**HEATING:** Oil-fired central heating and an open fire in the sitting room.

**COUNCIL TAX:** Band C

**SERVICES:** Mains electricity and water. The ground floor en suite drains to the main sewer, the rest of the house drains to a septic tank.

**BROADBAND:** Ofcom indicate that Superfast broadband is available.

**MOBILE COVERAGE:** Ofcom indicate that EE, Three, Vodafone and O2 are all likely to provide voice and data outside the property. Inside, Ofcom indicate that Vodafone provide limited voice and data, O2 provide limited voice and data and EE and Three provide neither voice nor data.

**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Most items and contents are 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)

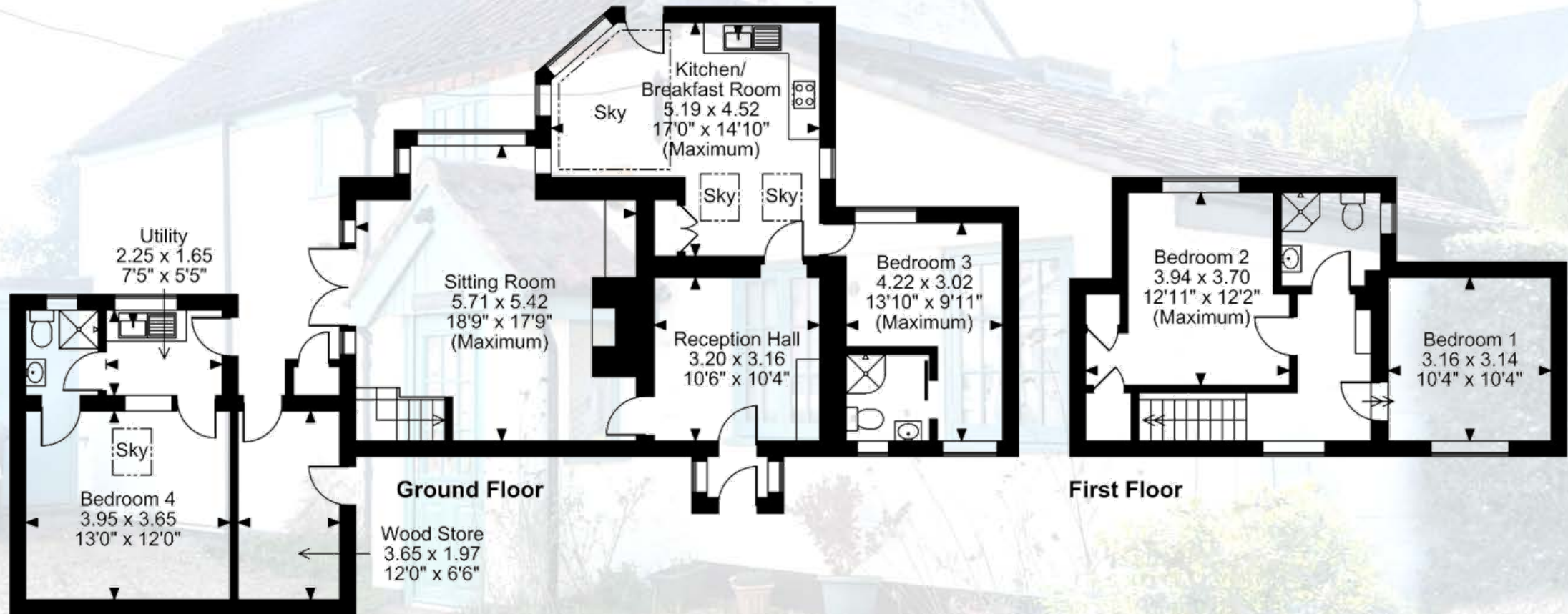
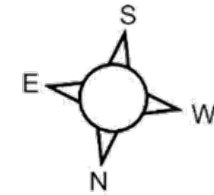


**Rowan Cottage, Church Street, Thornham, Hunstanton, Norfolk**

**Approximate Gross Internal Area**

**1545 Sq Ft/144 Sq M**

Quoted Area Excludes 'External C/B'

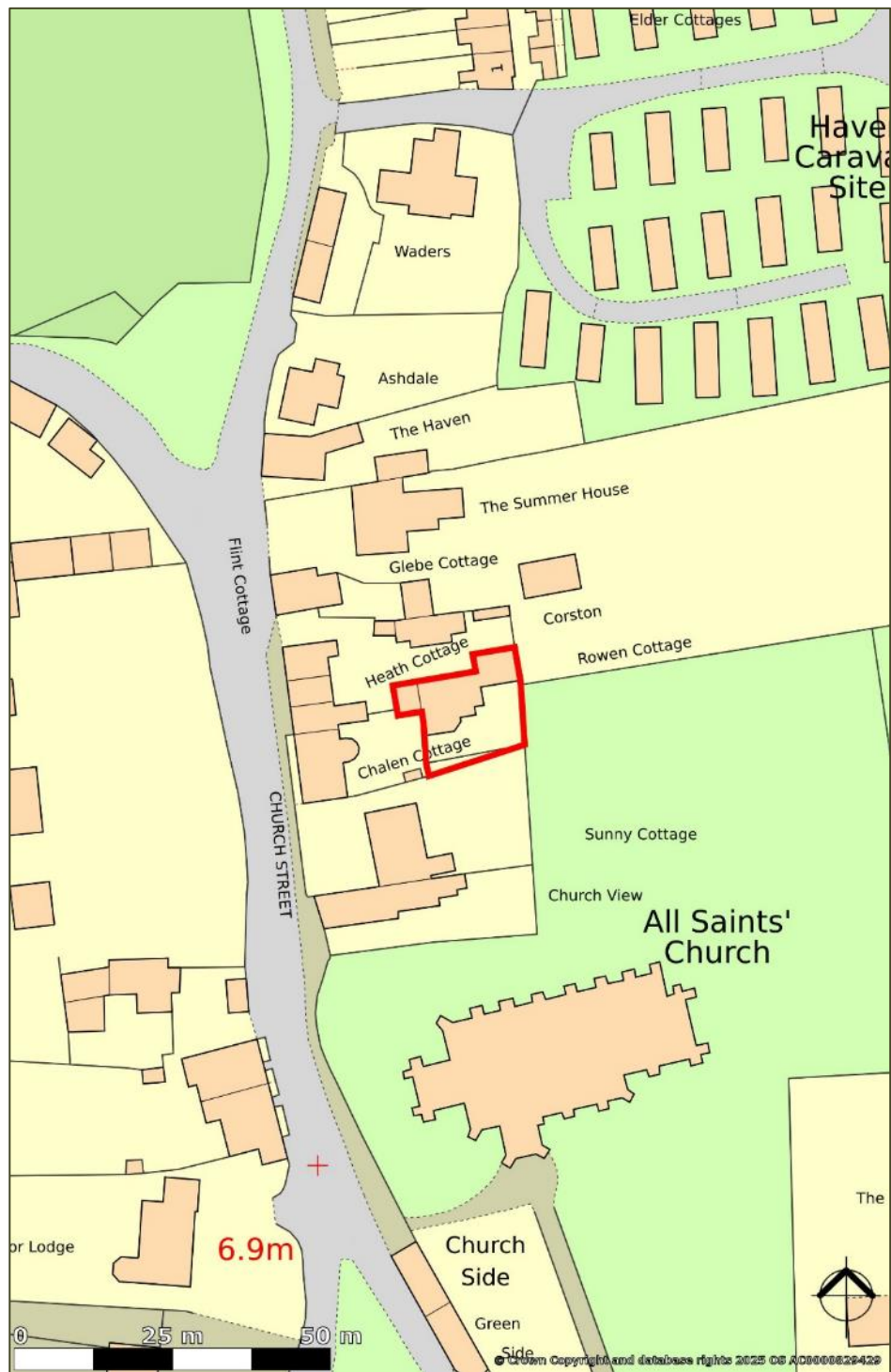


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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