



**A BEAUTIFULLY-PRESENTED DETACHED PROPERTY IN A PRIME POSITION HIDDEN AWAY YET JUST YARDS FROM THE GREEN**

Red Gables, 7 North Street, Burnham Market, Norfolk PE31 8HG

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**Bedfords**

ESTABLISHED 1966

**Red Gables**  
**7 North Street**  
**Burnham Market**  
**Norfolk**  
**PE31 8HG**

*SECLUSION AND PRIVACY IN GARDENS OF 0.36 ACRE JUST YARDS FROM THE  
CENTRE OF THE VILLAGE*

**Guide Price: £1,100,000** (17.04.24)

Freehold BUR2001377

- A detached property of cavity brick construction under tiled roofs
- Predominantly arranged on one level
- Entrance Porch
- Hall
- Double aspect Sitting Room with bay window and wood-burning stove
- Kitchen / Dining Room with fitted hob, oven, dishwasher and fridge-freezer
- Utility Room
- Family Room
- Three ground floor double Bedrooms, two with en suites
- Family Bathroom
- Bedroom 4 on the first floor
- Attic Storage
- Large driveway with ample Parking
- Mature gardens to front and rear – in total 0.36 acre
- External Shower Room





**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 Overy 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).

**HEATING:** Oil-fired central heating

**COUNCIL TAX:** Currently business rated

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

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

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

**RIGHTS OF WAY:** Red Gables enjoys the benefit of vehicular and pedestrian Rights of Way from North Street to its curtilage. It also enjoys a pedestrian Right of Way from its rear garden onto Herrings Lane. There are no Rights of Way benefitting others across Red Gables itself.





**SARDINE**

KITCHEN

BREAD







**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>		77
(55-68)	<b>D</b>	62	
(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	

**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 such as carpets, curtains, light fittings, etc., 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)









**Red Gables, North Street, Burnham Market, King's Lynn, Norfolk**

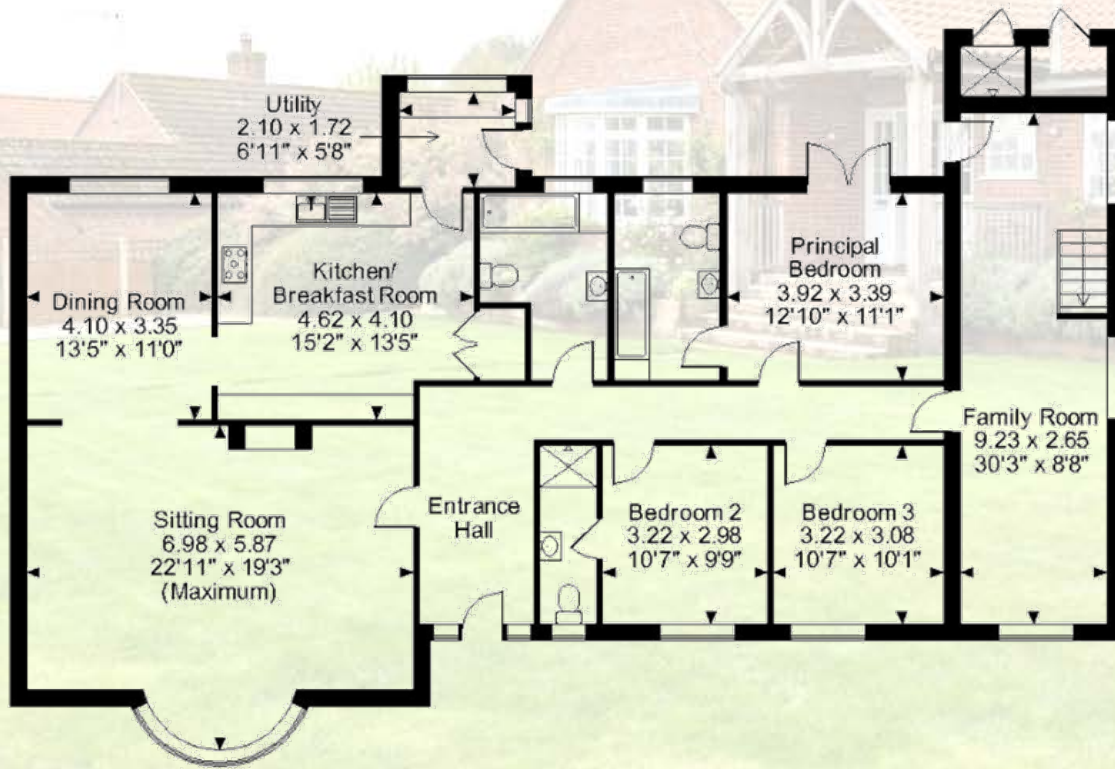
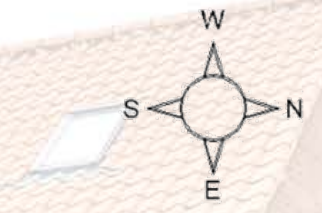
**Approximate Gross Internal Area**

**Main House = 1969 Sq Ft/183 Sq M**

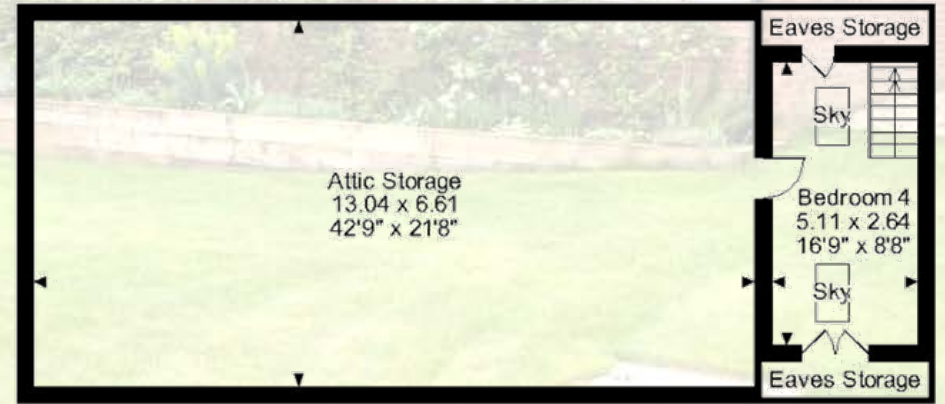
**Attic Storage = 928 Sq Ft/86 Sq M**

**Outbuilding = 26 Sq Ft/2 Sq M**

**Total = 2923 Sq Ft/271 Sq M**



**Ground Floor**



**First Floor**

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

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

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Tank

Red Gables

Lark House

Sanderling

Beacon Lodge

Tanglewood

Rousebarn

Downlands

Tepestede

Mallards

Eden House

Mulberry House

Stanley House

Windy

Roys Barn

Tel Ex

Catherine Place

Baldry Walk

e Hoste Arms

Well

Hammonds Cottages

Bank

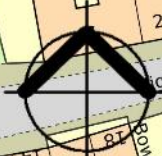
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Pump

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