



A STYLISHLY-PRESENTED CONVERSION ADJOINING FIELDS YET WITHIN A SHORT WALK OF THE VILLAGE CENTRE

8 The Maltings, Station Road, Burnham Market, Norfolk PE31 8HA

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ESTABLISHED 1966

8 The Maltings
Station Road
Burnham Market
King's Lynn
Norfolk PE31 8HA

PART OF A FORMER MALTINGS QUIETLY SITUATED WITH RURAL VIEWS YET STILL CONVENIENT FOR THE CENTRE OF THE VILLAGE

Guide Price: £1,250,000 (27.11.23)

Freehold BUR230180

- Entrance hall
- Kitchen/Family Room with a Rayburn
- Sitting Room with wood-burner
- Utility Room
- Four double Bedrooms, each with its own bathroom
- Two-bay Cart Shed and parking set behind secure timber gates
- South-facing garden adjoining farmland





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 and 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).

Services – Mains electricity, water and drainage.

Heating – Oil-fired central heating.

Broadband – Openreach indicate that Superfast Fibre Broadband is available to the property.

Mobile Coverage – Ofcom indicate that EE, Three, O2 and Vodafone all have voice and data available at the property.

Rights of Way – The property has the benefit of a vehicular and pedestrian Right of Way between points A & B on the site-plan for which they make a fair contribution towards maintenance. This land is owned by a management company shares in which are held by the owners of each property in The Maltings.

Restrictions – The property is situated within a Conservation Area.

Restrictive Covenants – A Restrictive Covenant requires that the property is not used other than as a Private Dwelling-house for one family and not to carry on any trade or business. Case law in 2020 determined this to mean that the property should not be used as a furnished holiday let.



















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.

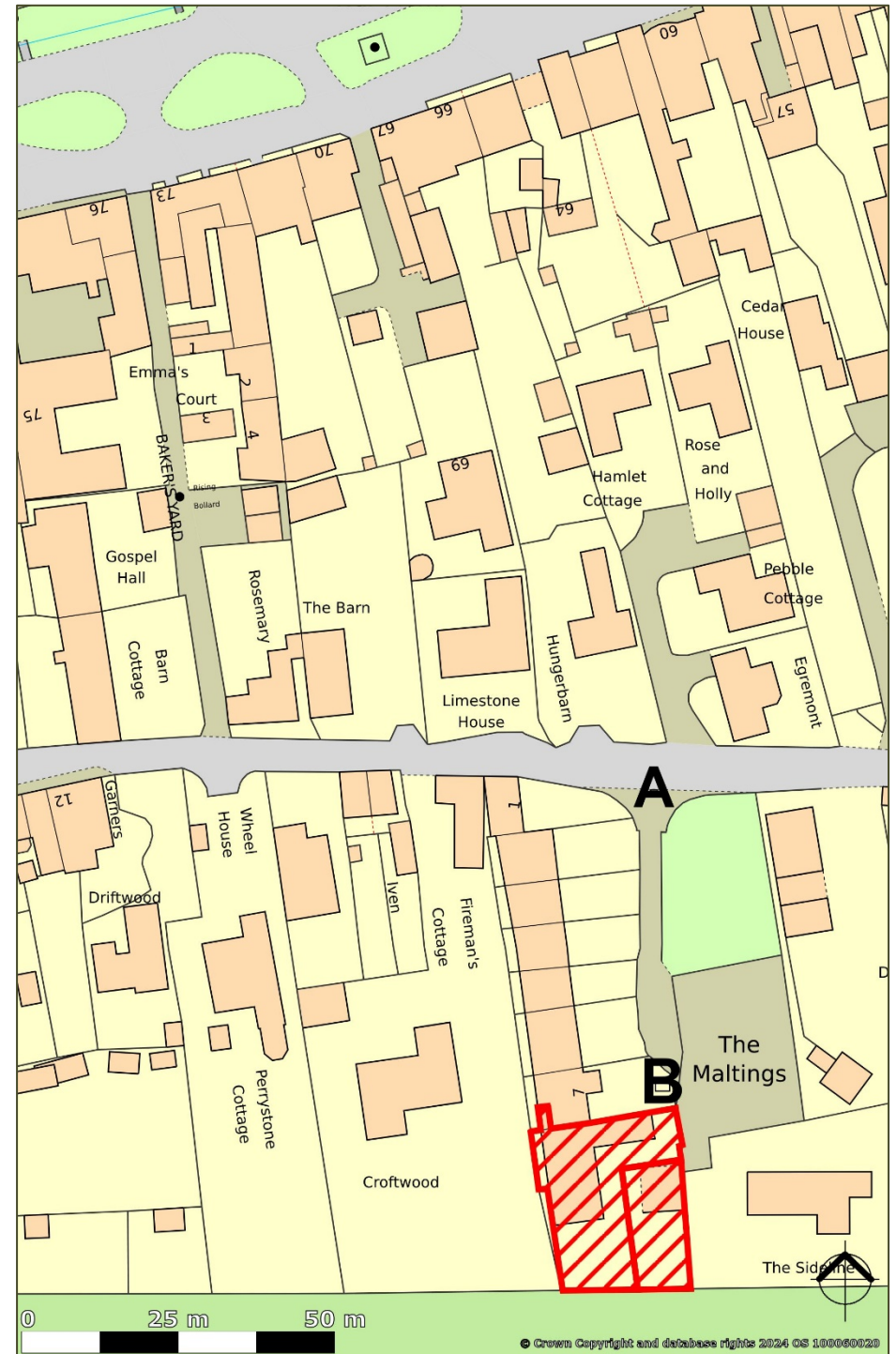
IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any 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





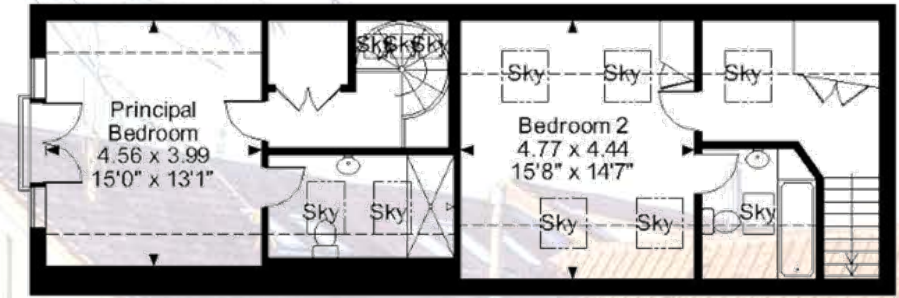
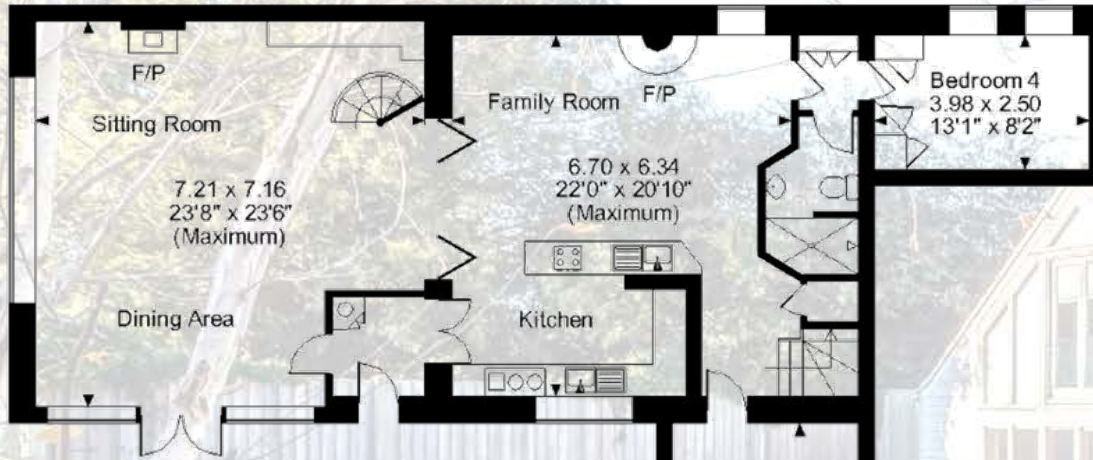
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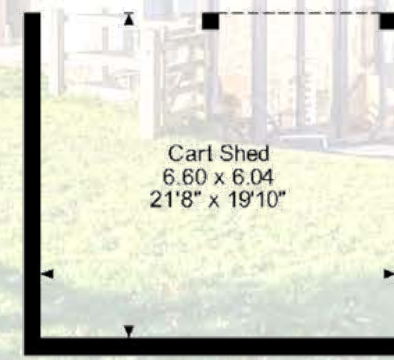
The Maltings, Station Road, Burnham Market, King's Lynn

Approximate Gross Internal Area
 Main House = 2172 Sq Ft/202 Sq M
 Cart Shed = 429 Sq Ft/40 Sq M
 Total = 2601 Sq Ft/242 Sq M



First Floor

Ground Floor



Bedroom 4 is subject to a flying freehold, that is to say that the neighbouring property oversails it.

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		72
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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