

THE STORY OF

Sandy Toes

Burnham Market, Norfolk

SOWERBYS

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Burnham Market, Norfolk
PE31 8DW

Stunning Detached Home

Approximately 4,350 Sq. Ft Over Three Floors

Abundance of Entertaining Space with Under Floor Heating and Air Conditioning

Grand Double-Height Entrance Hall

Four Bedroom Suites Including a Split Level Principal Bedroom Suite

Cinema Ready Main Sitting Room with Drop Down Screen and Projector

Integrated Control4 Smart Home System

Advanced Security and CCTV

Private Roof Terrace With Coastal Views

Fully Equipped Double Garage and Cart Shed

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Situated within the much-loved village of Burnham Market, this exceptional home combines timeless architectural elegance with relaxed coastal living further enhanced by air conditioned living areas.

Perfectly positioned on the eastern side of Herrings Lane, Sandy Toes enjoys far-reaching views across some of North Norfolk's most iconic coastal landmarks, from the windmill at Burnham Overy Town through to the sweeping sands of Scolt Head, visible in the distance.

Electric gates glide open to reveal a striking brick and flint façade that immediately sets the tone for what lies beyond. Arranged over three beautifully designed floors and extending to approximately 4,350 sq. ft. the house makes a quietly confident first impression. Stepping inside, you are welcomed by a dramatic double-height entrance hall, where a stunning staircase rises to a balustrades first-floor landing that wraps around the space, creating an immediate sense of grandeur. The home benefits from underfloor heating to all three floors, delivering both comfort and efficiency throughout.

The eye is instinctively drawn to the rear of the house, where the substantial L-shaped kitchen, reception and dining room forms the true heart of the home. This is a space designed for both everyday living and effortless entertaining. The handmade kitchen is centred around a generous island beneath a lantern ceiling, with a breakfast bar inviting morning coffees, casual suppers and easy conversation. A relaxed seating area occupies the centre of the room, focused around a sleek contemporary log burner, flowing through to the dining area at the far end, perfectly positioned for long lunches and celebratory evenings with family and friends. The main sitting room is also equipped to convert into a cinema room with a drop down screen and projector, offering an exception home entertainment experience.

Full-width bi-fold doors span both the kitchen and dining areas, ensuring the room is bathed in natural light throughout the day. In warmer months, they open seamlessly to the garden, allowing the fresh coastal air to flow through and making al fresco dining and entertaining wonderfully effortless. Off the central hall, there is also a study and a separate sitting room, both offering quieter, more intimate spaces to retreat to when desired.

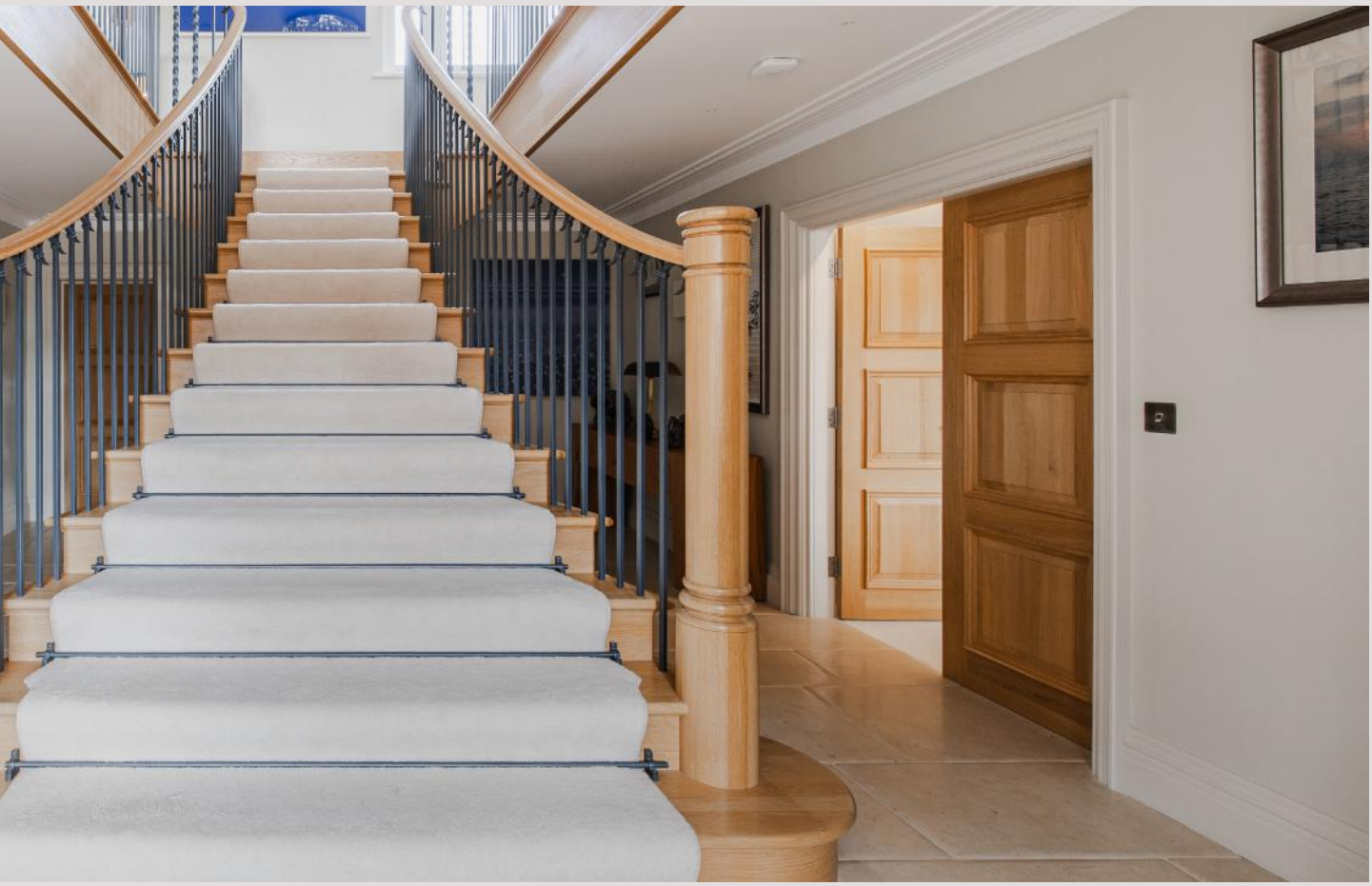
Throughout the house, a fully integrated control4 system for TV/AV, security cameras and more provide seamless, modern living, completed by CCTV which can be viewed from anywhere worldwide.



> Morning coffees, casual suppers and easy conversation around the generous kitchen island.



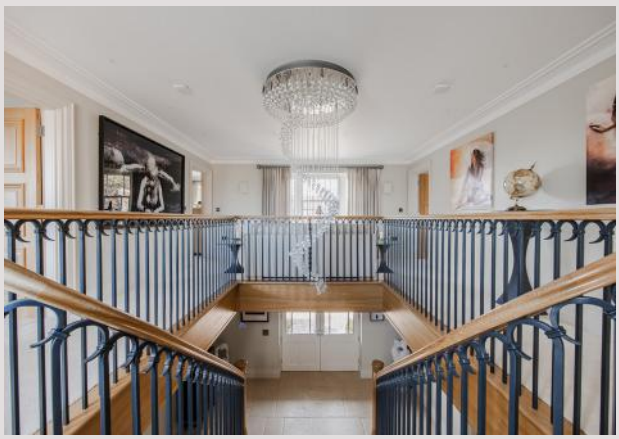




















On the first floor, two generous double guest suites and a further single bedroom suite provide luxurious accommodation for family and friends. The principal bedroom suite is arranged over both the first and second floors and is nothing short of extraordinary. The bedroom itself extends to approximately 450 sq. ft. and features full-width bi-fold doors opening onto a glass-sided roof terrace - an idyllic spot to enjoy morning coffee or evening sunsets while taking in the exceptional coastal views. To the rear of the bedroom, a dressing room leads via a staircase to a walk-in wardrobe and onward to the indulgent bathroom beyond.

Here, a solid stone roll-top bath takes centre stage, creating an almost spa-like sanctuary that perfectly complements the sense of understated luxury found throughout the home.







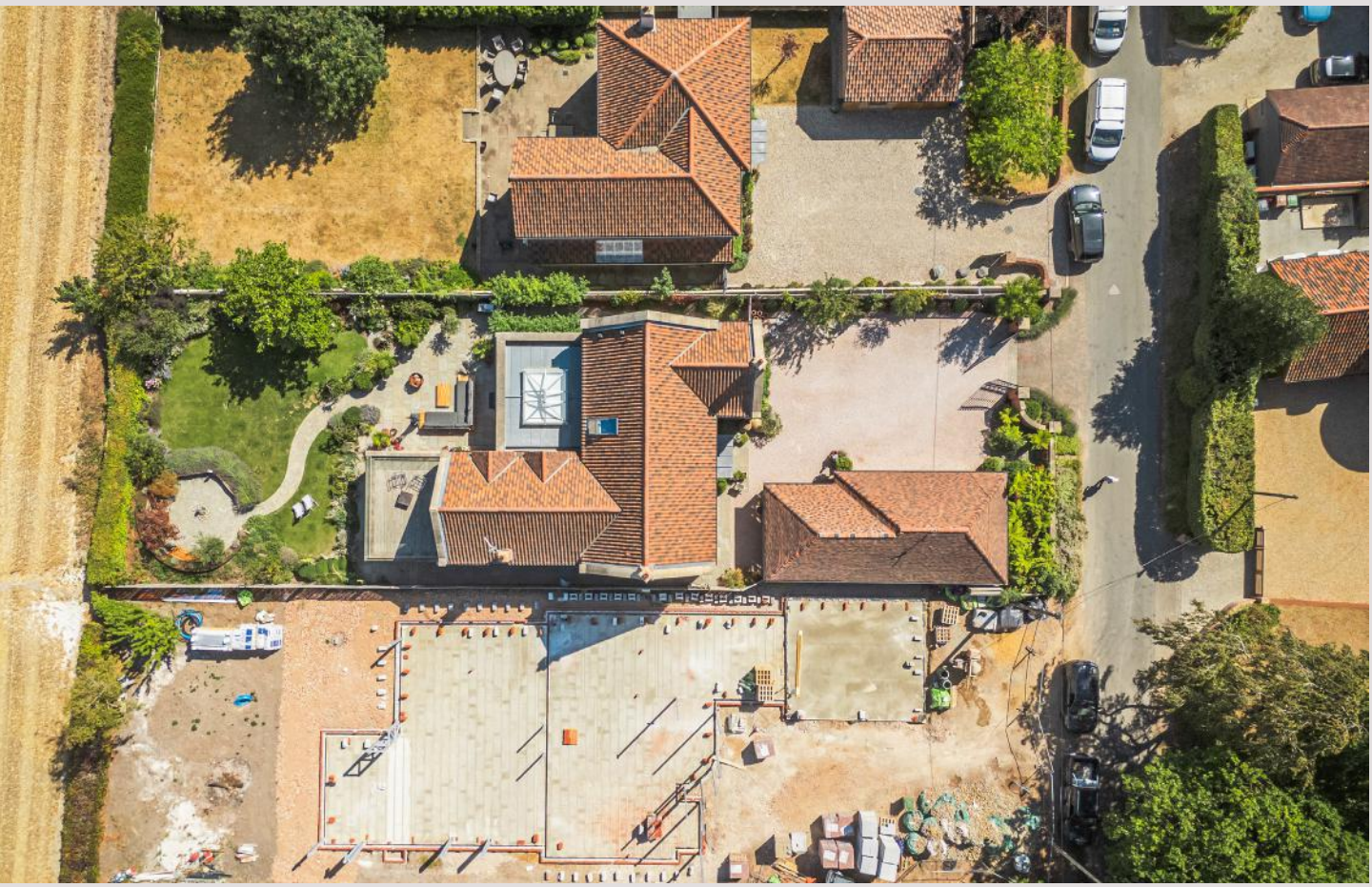
Outside, the rear garden has been thoughtfully landscaped to provide a variety of seating areas, allowing you to follow the sun from morning through to evening.

To the front, there is ample off-street parking, along with a separate double garage and a single cart shed. The garage has been fully equipped and fitted by Dura Garages LTD, featuring a bespoke floor, walls, ceilings and fitted cabinetry, offering a level of finish rarely seen.

Every element of Sandy Toes reflects an uncompromising attention to detail, from the refined exterior aesthetic to the exceptional quality of the interior finish. This is a home shaped by experience, craftsmanship and impeccable taste, and quite simply stands as one of the most beautiful and elegant houses in North Norfolk.









Follow the sun through thoughtfully landscaped gardens from morning to evening.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Burnham Market

THE JEWEL IN THE NORTH NORFOLK CROWN



Burnham Market is one of North Norfolk's most vibrant and historic coastal villages, located around 27 miles north-west of Norwich, 5 miles east of Brancaster, and just a short drive from the sandy beaches of Holkham and Brancaster. Known for its charming period architecture and lively community, the village blends boutique shopping, fine dining, and countryside tranquillity.



At the heart of the village are three historic squares, the Central, North and South Squares, lined with independent shops, galleries, cafés, and renowned restaurants, creating a thriving hub for locals and visitors alike. Regular farmers' markets, art fairs and seasonal events foster a strong sense of community while supporting local businesses and artisans.



Burnham Market is ideal for outdoor living and leisure. The surrounding countryside, coastal paths, and nearby Holkham Estate offer extensive opportunities for walking, cycling, and horse riding, while the North Norfolk Coast, including Brancaster, Burnham Deepdale, and Holkham Beach, provides access to sailing, birdwatching, and wide sandy beaches.



With a lifestyle defined by heritage, independent retail, cultural vibrancy, and coastal proximity, Burnham Market appeals to families, second-home owners, and anyone drawn to the combination of village charm, country calm, and seaside living.

Note from Sowerbys



"Enjoy far-reaching views across some of North Norfolk's most iconic coastal landmarks."

SERVICES CONNECTED

Mains water, electricity and drainage. Heating via ground source heat pump.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref:- 0151-3877-7052-9808-5271

To retrieve the Energy Performance Certificate for this property please visit https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///horses.kitchen.practical

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SOWERBYS

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