



An exceptional coastal opportunity

Glebe Wood, Burnham Over Staithe, Norfolk

Freehold

Bedfords

ESTABLISHED 1966

savills

Entrance hall • kitchen/breakfast room • dining room
drawing room • reception room • snug • pantry • store
room • WC • Principal bedroom with en-suite bathroom
guest bedroom with en-suite bathroom • three further
bedrooms • bathroom • Second floor lookout
Outbuildings including garage • mature gardens • private
parking • In all about 1.83 acres

The Property

Glebe Wood is a substantial detached house, enjoying a private south facing position within wonderful mature grounds extending to about 1.83 acres, in one of north Norfolk's most sought after coastal villages.

The house has been in the ownership of the same family since the 1920s and presents an extremely rare opportunity to refurbish and potentially extend the existing accommodation to create an impressive house in an enviable setting. Crucially the house can boast panoramic coastal views from the top floor lookout room, across the village to Overy marshes, Gun Hill and Scolt Head beyond.

The current house has a good balance of accommodation – with the principal rooms all with charming views of the gardens, with the dining room leading out to a south facing patio ideal for outside dining and entertaining.

Gardens

Glebe Wood enjoys a delightful setting amongst mature gardens and grounds. Set between two of the most sought after lanes in the village, Gong and Glebe Lane, the gardens provide privacy

and seclusion within a village setting.

The formal gardens are to the south of the house, with a large lawn sweeping away to a kitchen garden, and bordered with well stocked herbaceous beds and beech hedging. The house is adorned with climbing clematis and roses, with borders along the front including lavender. The grounds continue to the east, opening out to an expansive grassed area, and dotted with some particularly fine specimen trees including beech, firs and flowering cherry. Within this area is 'The Hut', an outbuilding that could be utilised in many ways including an office space.

The main entrance to Glebe Wood is from Gong Lane, onto a gravelled parking and turning area adjoining the garaging. There are currently two disused entrances from Glebe Lane.

The grounds, much like the house, offer excellent scope to fulfill individual requirements.

Planning

An application to construct two new dwellings in addition to the existing property was refused by the Local Planning Authority in 2021.





The existing house is termed a Non-designated Heritage Asset and is situated within a Conservation Area; this means that planning permission for its demolition and replacement may prove difficult to obtain. With this in mind, the sellers have commissioned Atelier Associates, a local design-led architectural practice, to draw up plans showing how a new wing might be added to the existing building to transform the principal elevation and accommodation.

Situation

Burnham Overy Staithe is arguably the most sought after village along the North Norfolk coast. Relatively small compared with the nearby Brancasters and Burnham Market, the village retains an unspoilt feel yet with the amenities expected for a coastal lifestyle. It has a thriving gastro pub, The Hero, and traditional Chandlery, Burnham Overy Boathouse, which offers boat storage, boat repairs and stocks an extensive range of sailing clothing. There is brilliant sailing from the tidal harbour and the coastal path leads you to sandy beaches linking through to Holkham. There are excellent walks across the marshes and long sandy beaches. Both Overy Town and Overy Staithe lie on the River Burn, and until the end of the Middle Ages trading ships were able to reach the village of Burnham Overy Town. Whenever a ship arrived, a gong would be sounded at the top of Gong Lane in Burnham

Overy Staithe and this alerted the farm workers to unload the incoming goods.

Fashionable Burnham Market, which is two miles away, is regarded as the central location along the North Norfolk coast and has a village green surrounded by 18th century houses. It has an extensive range of shops and restaurants including the renowned Hoste Arms, Socius and Number 29. The market village includes a wine merchants, famous fish shop, two book shops, doctors' surgery, dental surgery, primary school and post office as well as a butchers and delicatessen. The town of Holt, the home of Greshams public school, is about 17 miles.

Directions

The postcode (which is unique to the property) is PE31 8TG. The what3words codes is; extra.twee.skews.

Services

Mains, water, electricity, drainage, oil-fired central heating.

Local Authority

King's Lynn and West Norfolk District Council

Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings

Strictly by appointment with Savills and Bedfords.

Glebe Wood, Gong Lane, Burnham Overy Staithe
Main House gross internal area = 2,877 sq ft / 267 sq m
Garage gross internal area = 174 sq ft / 16 sq m
Outbuilding gross internal area = 629 sq ft / 58 sq m
Balcony external area = 13 sq ft / 1 sq m
Total gross internal area = 3,680 sq ft / 342 sq m



savills

savills.co.uk

Bedfords

ESTABLISHED 1966

Bedfords Estate Agents
01328 730 500
bmkt@bedfords.co.uk

Savills Norwich
01603 229229
norwich@savills.com



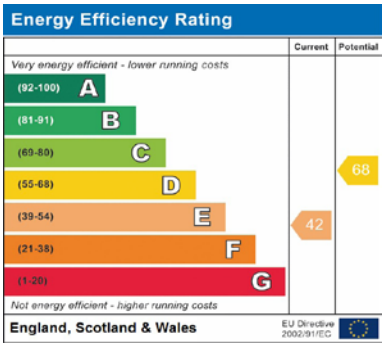
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

© ehoush. Unauthorised reproduction prohibited. Drawing ref. dig/8466084/DST

For identification only. Not to scale. © 210603MM



Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

