

# Burnham West Lodge

Region: Norfolk Sleeps: 2

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## Overview

Poised in the grounds of the impressive Holkham Estate, Burnham West Lodge offers a one-of-a-kind, romantic getaway in North Norfolk. Offering a desirable location, unrivalled comfort and all the peace and privacy you could wish for, this is the perfect holiday retreat!

The lodge is located on the southern boundary of the Holkham Estate, with a quiet back road leading towards the Estate's striking obelisk. The same little-used road guides you in the other direction towards the beautiful North Norfolk villages and the picturesque seaside at Wells-next-the-Sea.

The lodge may not be the original building, yet this mid 1800's replacement has been impeccably restored, creating a home away from home that is overflowing with warmth and character. The renovations pay great respect and attention to Teulon's architecture, with fittings and furnishings that complement the original décor. The front door opens into a tasteful living room with a welcoming wood-burning stove and a sofa designed for two to snuggle into, getting cosy at the end of the day. There is an intimate kitchen area with all the basic appliances you might need. Although with excellent pubs and restaurants nearby, this is the perfect opportunity to treat yourselves to meals out.

All on one level, the bedroom and bathroom can be found off the living room. Simple and elegant, the bedroom adopts the same calming décor as the rest of the lodge, perfect for a long night sleep and slow mornings in bed.

From the moment you step outside, you will fall in love with the parkland. There is a charming private garden where you can savour the privacy and romance of the lodge. The private garden leads into the Holkham Estate grounds, where you can wonder for hours, enjoying every second spent in this beautiful nature.

Whether you are on a quiet romantic escape, looking to explore the North Norfolk coast, or visiting friends and family, Burnham West Lodge is a brilliant base. Perfectly located for both coast and countryside, we cannot recommend this charming property enough!



## Facilities

Cottage • Quirky • Beach Nearby • Wi-Fi/Internet • Pets on Request •  
<1hr to Airport • Electric Car Charger • Ground Floor Bed & Bath • TV •  
DVD • Working Fireplace/Woodburner • Heating • Not for little ones •  
Fenced Grounds • Parking Space • Rural Location • Walking/Hiking Paths  
• Tennis Nearby • Cycling • Stalking/Hunting • Outdoor Pursuit & Activities  
• Historical Sites • Romantic

# Interior & Grounds

## The House

### Interior Grounds (one level)

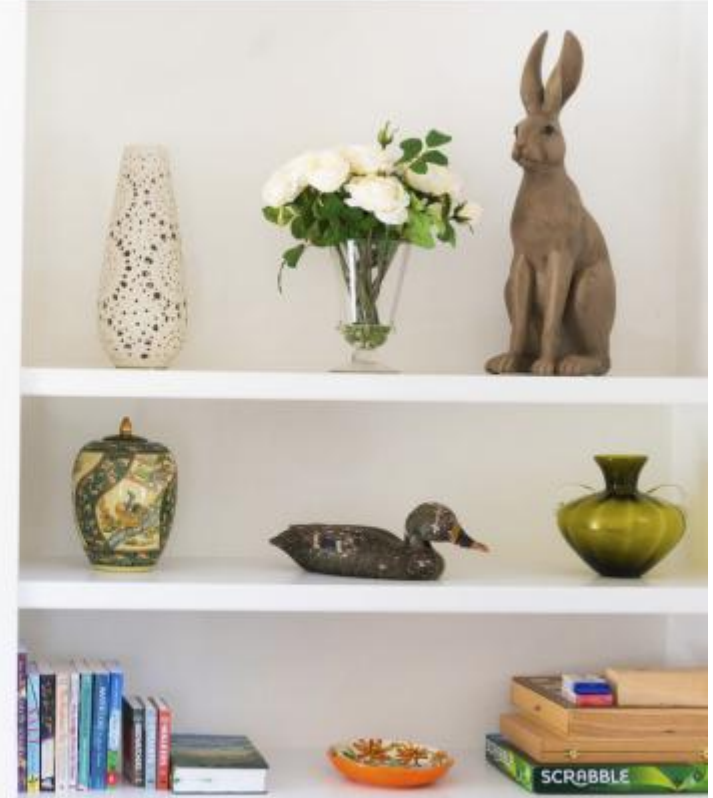
- Open plan sitting area with comfortable seating and a wood burner
- Kitchen area with microwave, kettle, toaster, fridge with freezer compartment
- Bedroom with a king-size bed
- Bathroom with shower

### Outdoor Grounds

- Enclosed lawned area with garden furniture
- Private parking for two cars

### Additional Facilities

- Electric central heating
- Wood burner with starter pack of briquettes for wood burner
- Welcome hamper filled with local goodies
- Wi-Fi (dial up speed only)
- TV
- DVD Player



## Location & Local Information

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The Holkham Estate is vast, offering 25000 acres of parkland and private gardens. Rich in history, architecture and wildlife, the charms of Holkham Hall are hard to resist! The seat of the Earl of Leicester, this elegant 18th century mansion is still a much loved, lived-in family home which visitors can also enjoy. There are 6 acres of walled garden, originally laid out by Samuel Wyatt in the late 1700's. Visitors are welcome to enjoy the walking and cycling paths, the lakes, watching the deer, the tree top high ropes course with its swings, bridges and ziplines, rowing boats, canoes and kayaks on the lake and the woodland play area. It is an outstanding family excursion.

Of course, North Norfolk is renowned for its beautiful beaches and the beach at Holkham does not disappoint. It is one of the most unspoilt and beautiful stretches of sand in the country. With a glorious semi-circle basin filling to form a spectacular shallow lagoon at high tides, this beach is famous for the closing scene in Gwyneth Paltrow's 'Shakespeare in Love' and is also very popular with birdwatchers, so pack your binoculars if you would like to find some!

For an afternoon of pottering around the shops, Burnham Market and Holt are perfect. Overflowing with unique independent shops, welcoming gastropubs such as the Hoste, cute delis, cafes, and galleries, all around a delightful village green, Burnham Market is incredibly popular. Look out for the August arts and crafts fair with puppet shows and alfresco dining! Holt is another Norfolk gem, again with wonderful art galleries, eateries, and charm.

## Local Amenities

Nearest Airport	<b>Norwich Airport (50 km)</b>
Nearest Train Station	<b>The Wells &amp; Walsingham Light Railway (6.3 km)</b>
Nearest Village	<b>Burnham Thorpe (3.5 km)</b>
Nearest Town/City	<b>Wells-next-the-Sea (5.5 km)</b>



Nearest Restaurant	<b>Socius (6 km)</b>
Nearest Bar/Pub	<b>Golden Fleece Wells (6 km)</b>
Nearest Supermarket	<b>Londis (6 km)</b>
Nearest Beach	<b>Holkham beach (9.6 km)</b>
Nearest Golf	<b>Fakenham Golf Club (15.5 km)</b>
Nearest Tennis	<b>The Burnhams Tennis Club (5.6 km)</b>

## What we love

- Offering a desirable location, unrivalled comfort and all the peace and privacy you could wish for, this is the perfect holiday retreat!
- The private garden is perfect for sunny afternoons and private moments in nature!
- Beautifully renovated, the lodge still maintains much of the original charm and character

## What you should know...

- Whilst one dog is allowed during your stay, the owners ask that it is kept on a lead when exploring the shared grounds
- There is electric car charging available
- You can explore the local area by car, bicycle, or walking!

# Terms & Conditions

- Security deposit: No security deposit is required for booking this property
- Arrival time: 4:00 pm
- Departure time: 10:00 am
- Energy costs included?: Yes, included in the rental price
- Heating costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- Internet access?: Wi-Fi internet access included
- Minimum stay: 3 nights. All other durations on request
- Changeover day: Flexible
- Pets welcome?: A maximum of two well-behaved dogs are allowed on a request basis. There will be an additional charge of £25 per dog per stay. Dog breeds must be stated at the time of booking
- Smoking Allowed?: Smoking & Vaping are not permitted
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay