



SOWERBYS

THE GABLES

Broad Lane, Brancaster,
Norfolk, PE31 8AU

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- Striking Detached 1920s Property
- Flexible Accommodation of over 6,600 Sq. Ft.
- Generous and Versatile Living and Entertaining Space
- Nine Bedrooms and Five Bathrooms
- Sought After Coastal Village Location
- Mature Plot of 1.85 Acres (STMS)
- Delightful Private Gardens with Lawns, Vegetable Garden and Tennis Court
- Attic Rooms with Potential for Conversion (STPP)

Burnham Market Office
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Set in the heart of this coastal village, just a short walk from Brancaster Beach and yet hidden away in its abundant and private gardens, The Gables is a striking and substantial 1920s house with a profusion of living and entertaining space that is both flexible and practical.

The house is approached from the north but is completely orientated to the south and west to maximise the natural light throughout all of the principal rooms. The Gables is arranged over three floors and extends to over 6,600 sq. ft. and it also has the ability to segregate into two completely self-contained houses. From the entrance hall you are led into the central hall with the main staircase leading to the upper floors. There is a large study immediately to the front and then the rather grand drawing room leads off this central hall with a warming fireplace providing a focus, as well as french doors leading out to the garden. From the drawing room you are through to the substantial family kitchen and dining room with french doors through to the wonderful garden room on the western side of the house with its vaulted ceiling and triple aspect. On the eastern side of the house, and separated by a door from the central hall, there is a second kitchen, a smaller dining room and a TV snug as well as a side entrance and a second set of stairs.

On the second floor, and in the western side of the house, there are four large double bedrooms with three bathrooms and the principal bedroom also has a large walk-in dressing room. On the eastern side of the house there are a further three bedrooms, a bathroom and a shower room, and a further set of stairs leading up to the second floor where there are two more double bedrooms as well as access into the 55 ft attic space.

Outside, the beautifully mature gardens extend to approximately 1.85 acres (STMS), the house being positioned centrally within them. To the western side there is a tennis court with the remainder of the grounds mostly laid to lawn but with a hedged vegetable garden on the eastern side.

The Gables has been a much loved family home and home from home for many years and as such it has been lovingly maintained throughout, however it would now benefit from some cosmetic updating and there is of course further potential to create additional living space in the attic rooms, subject to the relevant consents.























BRANCASTER

Brancaster is one of the most sought after coastal villages on the North Norfolk Coast with its heritage coastline and fine sandy beaches in an Area of Outstanding Natural Beauty. The village has a very good public house, The Ship, and there is also a village hall with shop and club, and a primary school. Burnham Market is about 4 miles away with its wide range of interesting shops, boutiques and restaurants. The Royal West Norfolk Golf Club is at Brancaster with its fine links course. There are also sailing facilities at Brancaster Staithe. Brancaster is justly famous for its mussels.

SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

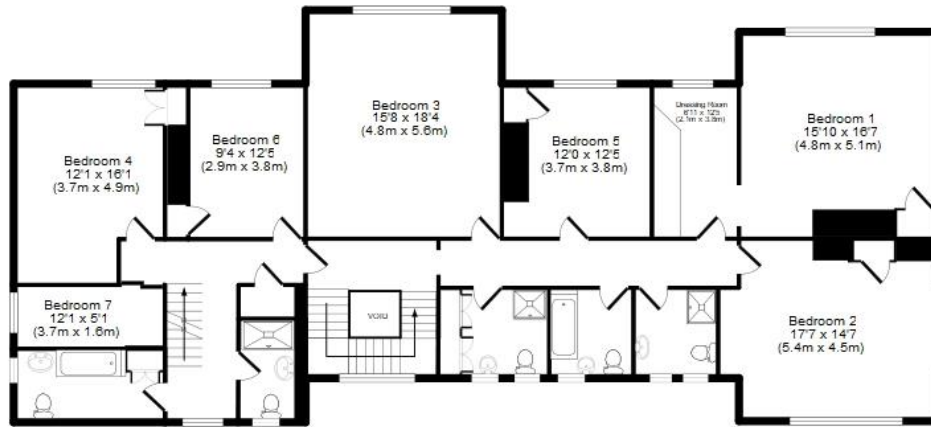
F. Ref- 5339-6324-4000-0718-5206

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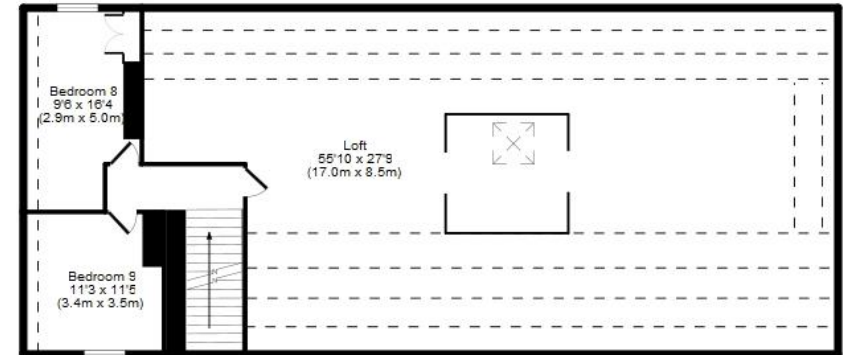


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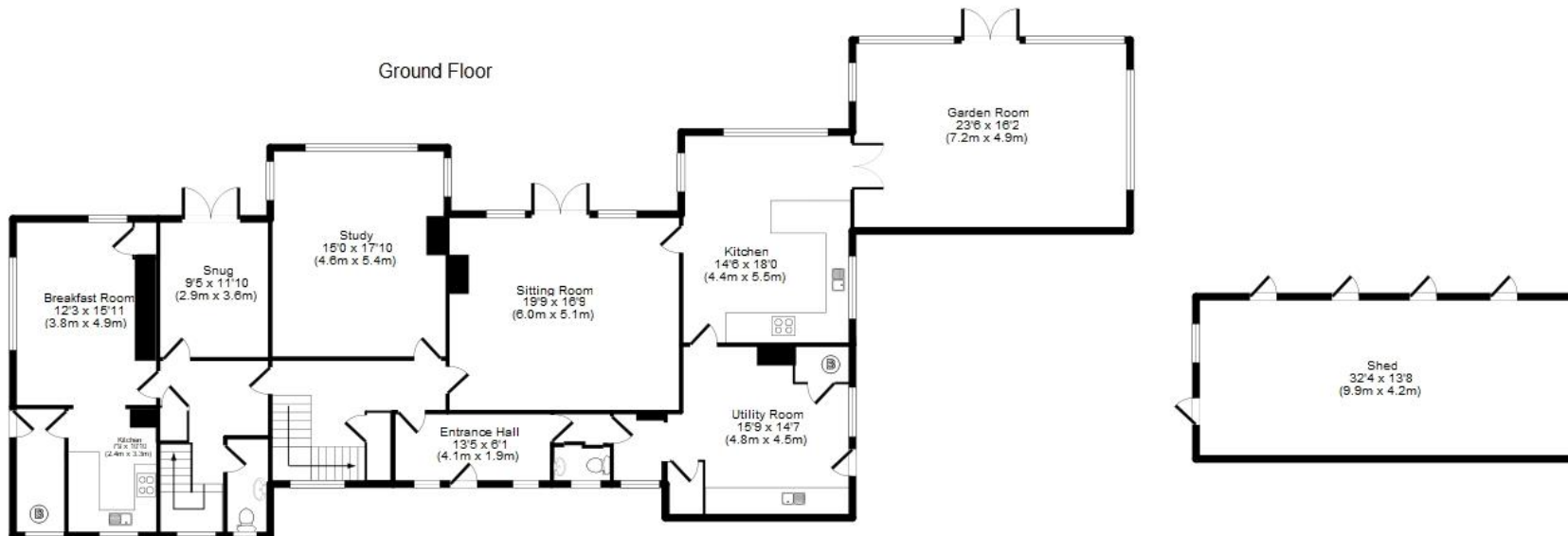
First Floor



Second Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
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APPROX GROSS INTERNAL FLOOR AREA: 6630 sq. ft / 616 sq. m



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