

SOWERBYS

Norfolk Property Specialists



4 The Maltings

Main Road, Brancaster Staithe, Norfolk, PE31 8BP

Guide Price £695,000



Viewing by appointment with our
Burnham Market Office 01328 730340 or burnham@sowerbys.com



4 THE MALTINGS

Set within the heart of this incredibly private and discreet group of barn conversions, Number Four is a three double bedroom semi-detached cottage with wonderful views over The Staithe. In order to take maximum advantage of those stunning views the cottage is 'upside down' with all three bedrooms on the ground floor. Originally serviced by just one family bathroom, which remains, the current owners have extended to the front to give the principal bedroom an en-suite shower room. Upstairs is completely open plan and the room centres around a cosy log burner with a chromed flue that draws the eye up into the vaulted ceiling above. There is ample space for both a dining area as well as a separate seating area and the kitchen is galled but open sided so incredibly sociable. A glass door leads out onto a decked terrace with space for a bistro table and chairs to sit out on and enjoy watching the sails coming and going in The Staithe.

In addition to the terrace there is also a well proportioned, enclosed, west facing patio garden accessed via either one of the bedrooms or outside and from a gate at the side of the property. As well as a covered parking bay that will easily accommodate a boat, there is further private parking for one car and a separate garage that is ideal for storing bicycles and kayaks. Four The Maltings has been a very much loved family second home for many years and has proved not only an idyllic location but also incredibly practical for a family who have enjoyed their time on the water as much as the land.



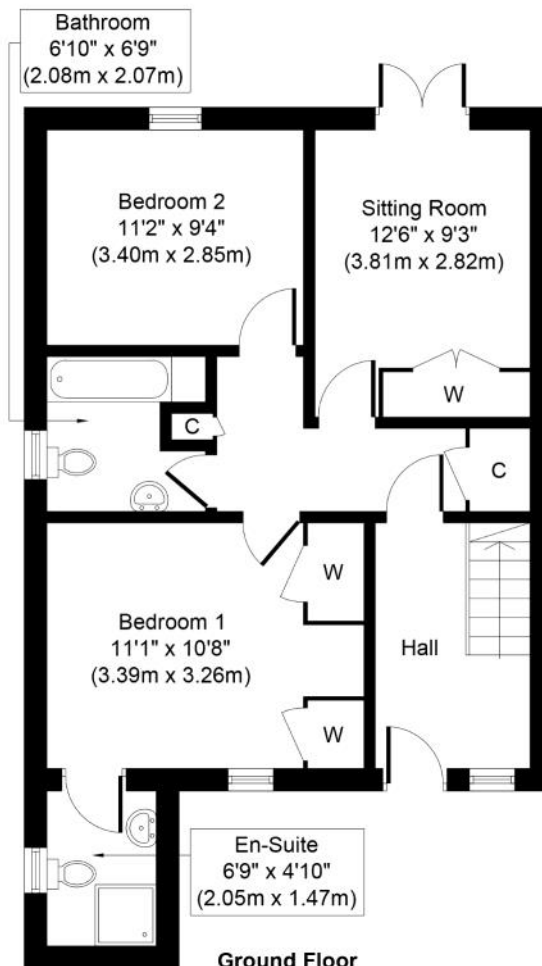
KEY FEATURES

- Charming Semi-Detached Cottage
- 'Upside Down' Accommodation
- Three Double Bedrooms, with Principal En-Suite and Family Bathroom
- Sociable Open Plan Living Space
- West Facing Patio Garden
- Decked Terrace with Views of The Staithe
- Garage and Off Road Parking
- Private and Idyllic Location

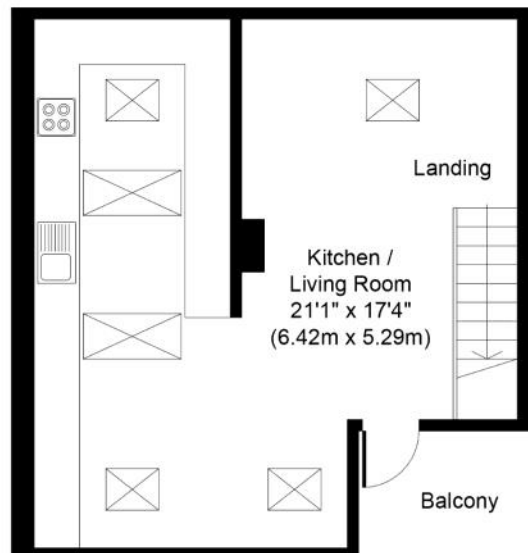








Ground Floor
Approximate Floor Area
619 Sq. ft.
(57.5 Sq. m.)



First Floor
Approximate Floor Area
441 Sq. ft.
(41.0 Sq. m.)

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.

BRANCASTER STAITHE

Located approximately halfway between Hunstanton and Wells-next-the-Sea on the North Norfolk Coast, Brancaster Staithe is a small coastal village, centred around the harbour, with its thriving fishing community and ideal for the sailing enthusiast. Scolt Head Island is a Nature Conservation Area, set in an Area of Outstanding Natural Beauty and being only a boat trip away, depending on the tide. The island has a large breeding colony of Sandwich Terns and in winter there can be 50,000 pink-footed geese roosting on the island. Brancaster Staithe is connected to Burnham Deepdale and between the two, they have a variety of shops including a supermarket/petrol station, cafe, fresh fish shop, sailing school, tourist information centre and two pubs, The Jolly Sailors, and The White Horse with its superb coastal views. Brancaster is justly famous for its mussels. There are many local walks around the village including Barrow Common with views over the coastline or the Norfolk Coastal Path, which runs the length of the village, along the marshes.

SERVICES CONNECTED

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

COUNCIL TAX

To be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 0310-2023-2050-2499-0665

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.

Viewing by appointment with our Burnham Market Office:
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