

SOWERBYS

Norfolk Property Specialists



The Penthouse

Manor Farm House, Main Road, Brancaster, Norfolk, PE31 8AZ

Guide Price £695,000



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



THE PENTHOUSE

Quietly positioned within the private and discrete grounds of this exclusive gated development and just a short walk from Brancaster beach, The Penthouse occupies the entire second floor of Manor Farmhouse. This grand Victorian building was converted into five stunning apartments in 2018 by the highly regarded local developers Langton Homes.

Upon entering the building, the first feature that strikes you is the original staircase and the magnificent foyer that have both been lovingly restored. The Penthouse wraps around the top floor with a large open plan kitchen, dining and living room with an elegant parquet flooring throughout. The 'L' shaped shaker style kitchen with Belfast sink and stonework tops is to one end, the dining area is underneath a large window and to the other side of the room is a cosy snug, complete with log burner.

The property has three double bedrooms, with the principal bedroom having a walk-in wardrobe as well as an en-suite whilst the other two bedrooms share a contemporary family shower room.

To the front of the building there is an allocated patio area that overlooks the communal gardens, and there are also two allocated parking spaces, essential for when the sun shines and the village becomes busy. There is also an allocated lock up outside storage shed, benefitting from power and lighting, perfect for storing bikes and beach paraphernalia. The Penthouse is presented in immaculate condition and has been an incredibly successful holiday let and could easily continue to be so, however it would also make the perfect, no maintenance, lock up and leave in the heart of north Norfolk's most popular village.



KEY FEATURES

- Positioned in a Private and Discrete Exclusive Gated Development
- Grand Victorian Building
- Open Plan Kitchen/Dining/Living Room
- Cosy Snug with Log Burner
- Three Double Bedrooms
- Principal Bedroom with Walk-In Wardrobe and En-Suite
- Patio Area Overlooking Communal Gardens
- Two Allocated Parking Spaces
- Allocated Lock up Outside Storage Shed with Power and Lighting









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

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 water, electricity, drainage and oil fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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.

AGENT'S NOTE

Please note this is a leasehold property with 125 years remaining. For further details on charges, please contact the Burnham Market office.

Viewing by appointment with our Burnham Market Office:
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