



THE STORY OF

Beach House

Brancaster, Norfolk

SOWERBYS

a new home is just the beginning

SOWERBYS





THE STORY OF

Beach House

6 Town Farm Close, Brancaster Norfolk
PE31 8BQ



Detached Barn Style House

Five Double Bedrooms

Large Reception Room

Walled West Facing Garden

Log Burning Stove

Central Brancaster Location

Two En-Suite Shower Rooms

Ground Floor Double Bedroom

Triple Bay Garage



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“We moved from London to Norfolk and it has completely changed the way we live.”

Built some twenty years ago, Beach House is a coastal home which has watched the much-loved community of Brancaster grow with the popularity of the Norfolk shores.

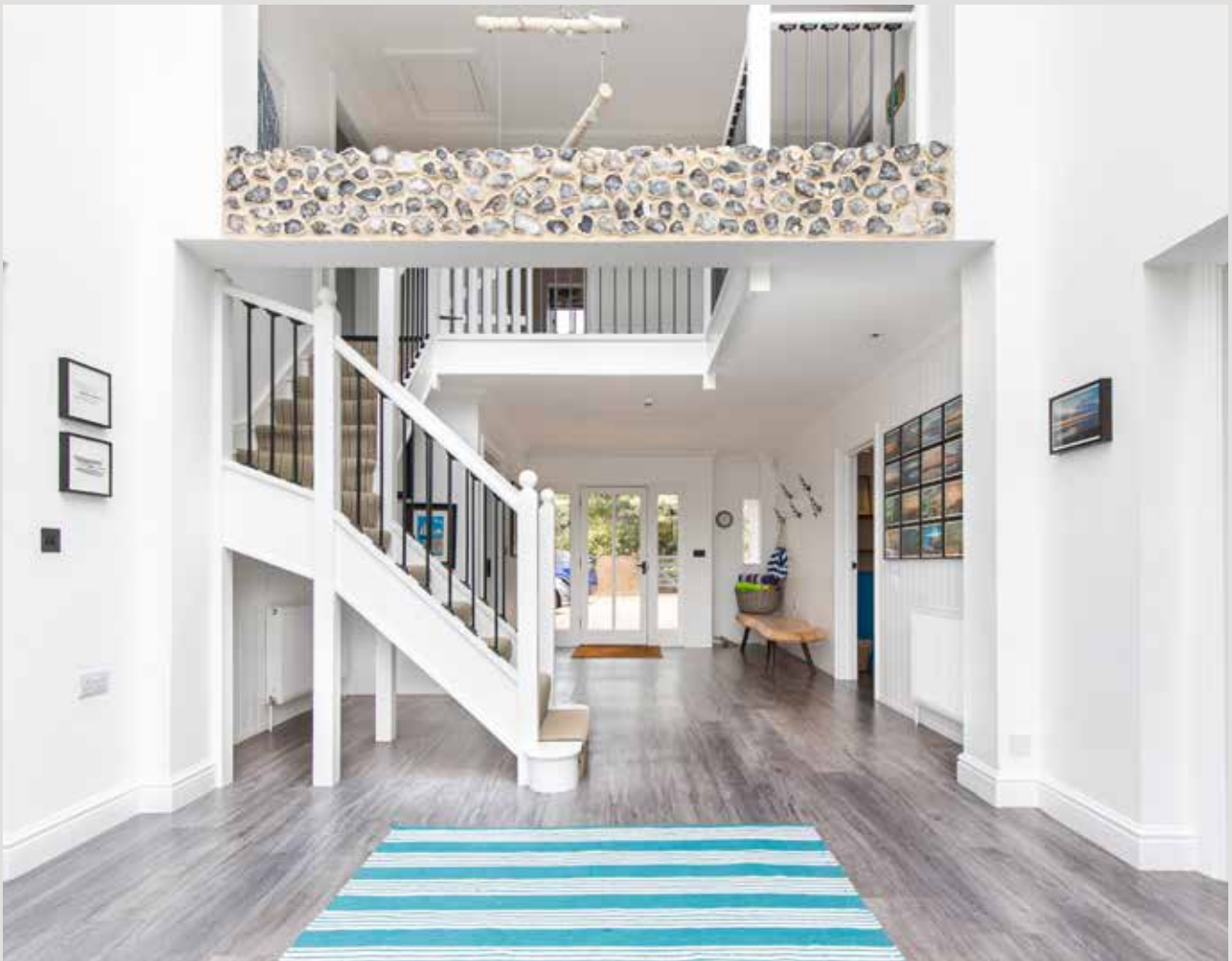
Appearing in the acclaimed Conde Nast Traveller magazine list of the ‘eleven best holiday homes in England’ in 2019 - Beach House is arguably unrivalled.

As you might expect with such international recognition, Beach House has proven to be an incredibly popular and successful holiday let and could

easily continue to be so. However, its easy layout, its living and entertaining space as well as accommodation mean that it would also make a perfect main home or home from home.

Completely refurbished four years ago, this home is ready to welcome the next chapter in its story.

For sea breeze, Norfolk walks and a warm home flooded with natural light, step through the door.







Although set within what was once a barn complex, Beach House stands majestically detached within its own walled grounds. On entering the house your eyes are immediately lifted to the full height glass atrium to the back of the house, allowing the entire property to be flooded with natural light and adding to the overall feeling of space. The ground floor is perfectly arranged for modern, multigenerational, family living. On one side there is a substantial and beautifully finished kitchen dining and family room

“Beach House is more than just a holiday let, everything you see has been lovingly made for the house by local craftsmen and artists”

with French doors out to the garden at one end and a large utility room with side access at the other. Across the atrium, which is a garden room in itself, through the double width doors on both sides, and you are into the reception room. At one end of this room is a central log burner so that it can become cosy and warm in the winter, whilst at the other end is another set of French doors out to the garden beyond. With all three of these rooms at the back having easy access out to the garden beyond they allow for perfect, free flowing, summer time entertaining space.



Upstairs, past the flinted beam centre piece, there are four large double bedrooms, two with en-suite whilst the other two share a family bathroom. The fifth bedroom is on the ground floor and is also a good double and is serviced by a shower room and WC across the hall, which is also ideal for when you've just come in from a sandy walk on Brancaster Beach.





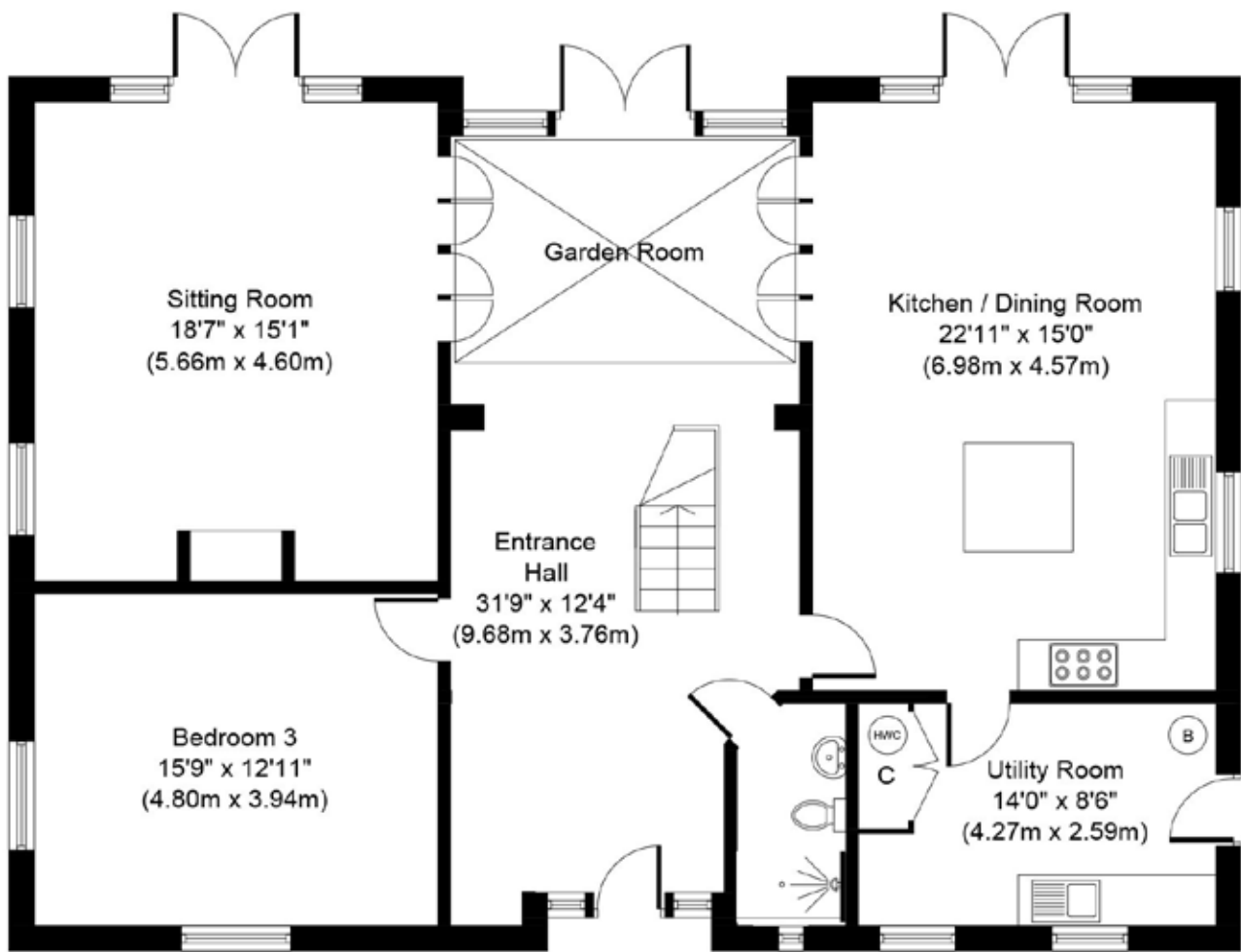




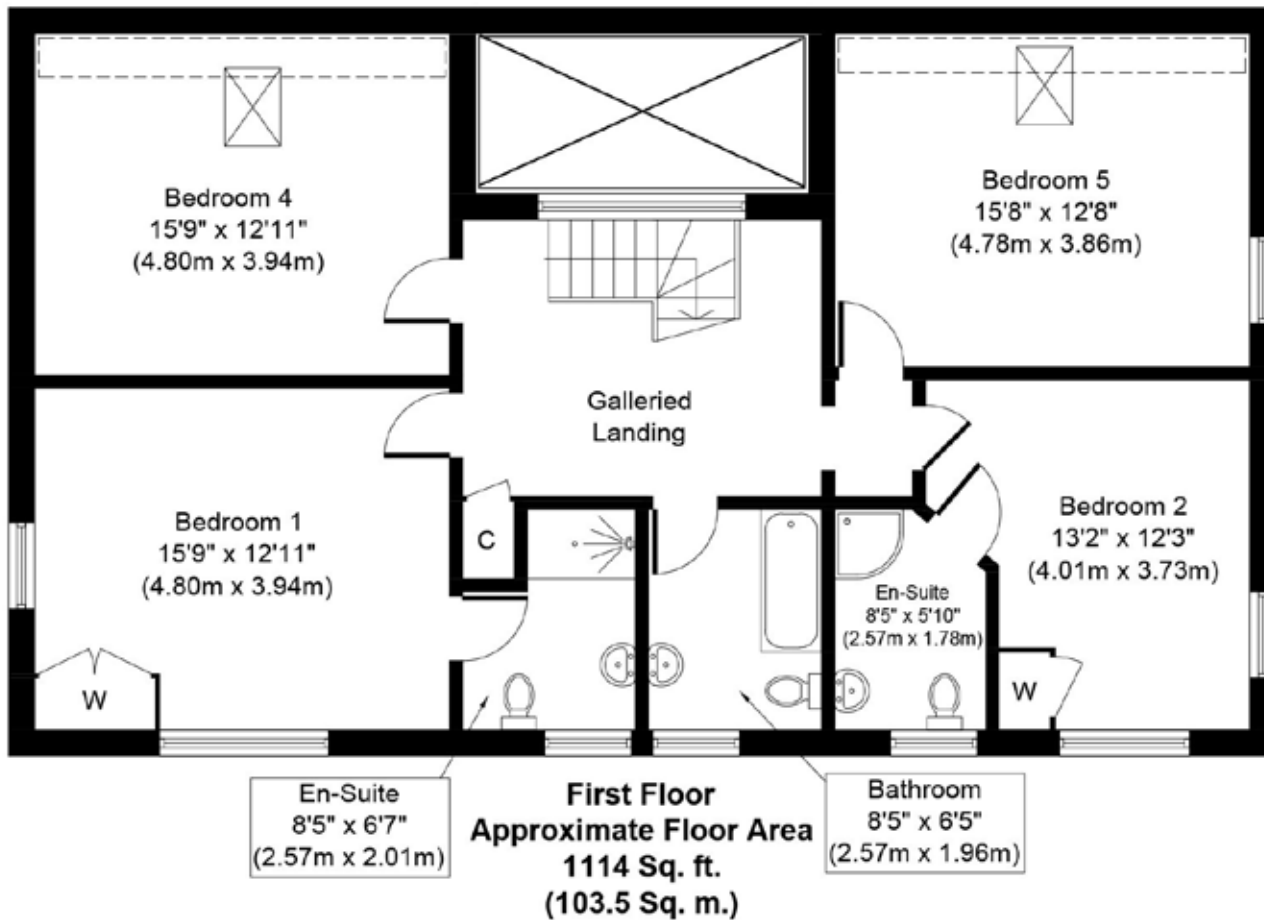
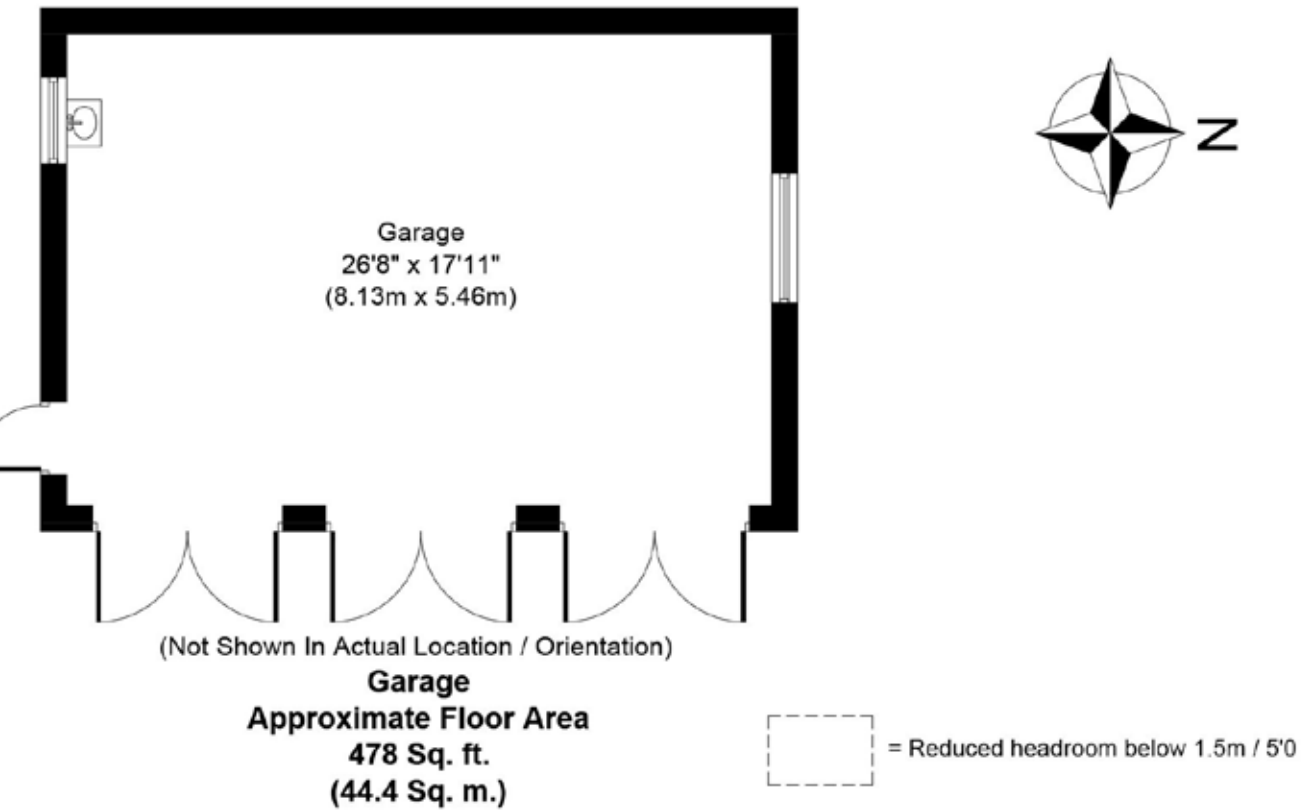
The walled garden to the rear is completely west facing but open to the south and very private, it is mostly laid to lawn but with a full width patio area immediately off all the principal ground floor rooms. To the front there is ample gravelled parking for several cars and then, separate to the house, is a triple bay brick garage which is currently used for boat, kayak and cycle storage as well as a games room but with obvious potential (subject to the usual consents) for creating additional living space should you wish.

“We love the fact that Brancaster beach is only a 10 minute walk away.”

One thing the current owners have noticed and appreciate about the location of Beach House is not just that it is just a short walk to The Ship, the shop and the beach but that on a Google maps search for Brancaster, the centre village pin is directly over their property so they really can claim to be at the very heart of this village.



Ground Floor
Approximate Floor Area
1452 Sq. ft.
(134.9 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.

ALL THE REASONS

Brancaster

IN NORFOLK
IS THE PLACE TO CALL HOME



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.

Located just 4 miles away in an Area of Outstanding Natural Beauty, Burnham Market is for many people the jewel in the crown of North Norfolk, a stunning Georgian village with a green surrounded by 18th century houses, shops and chic boutiques. Along with The Hoste Arms, it also boasts the exciting restaurants; Number 29, and Socius. The village has a range of amenities including doctors' and dental surgeries, primary school and post office. There is an abundance of small village shops including

a butcher, fresh fish shop, beauty and hair salon. Also there are bookshops, art galleries, a good wine merchant, Satchells, and a popular delicatessen, Humble Pie. The village playing field has all weather tennis courts and children's recreational equipment. The village is close to the sailing harbours at Brancaster Staithe and Burnham Overy Staithe and the Royal West Norfolk Golf Course at Brancaster. The closest rail link to London King's Cross is at King's Lynn.



Note from the Vendor



Beautiful Brancaster

“Beach House really is in the heart of the village yet is completely hidden away, we have the best of both worlds.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:-8443-7522-3390-6768-0902

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.

TENURE

Freehold.

SOWERBYS



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