



THE STORY OF

Christmas Cottage

Brancaster, Norfolk

SOWERBYS

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THE STORY OF

Christmas Cottage

London Street, Brancaster, Norfolk
PE31 8AS

Three Bedrooms

En-suite to Ground Floor Bedroom

Family Bathroom

Generous, Vaulted Living Space

Private, South Facing Walled Garden

Central Brancaster Location

Short Walk to the Beach

Close to The Ship Inn

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“In winter, my favourite spot is sitting by the log burner with a book...”

Just a short walk from the beach, Christmas Cottage is an idyllic period cottage set in the very centre of north Norfolk's most celebrated coastal village.

So discreetly positioned that when the roses are out you could easily walk straight past it, Christmas Cottage is an absolutely delightful property. On the ground floor the living and entertaining space feels very open plan with the semi-vaulted reception room providing the core but with a double width doorway

giving access to the dining area and the log burner providing a comforting central focus. There is a separate kitchen breakfast room beyond that gives access out to the garden and then beyond the kitchen is a double bedroom with en-suite shower room.

Upstairs there are two further bedrooms, one double and one single, and they both share the family bathroom which is also on this floor.





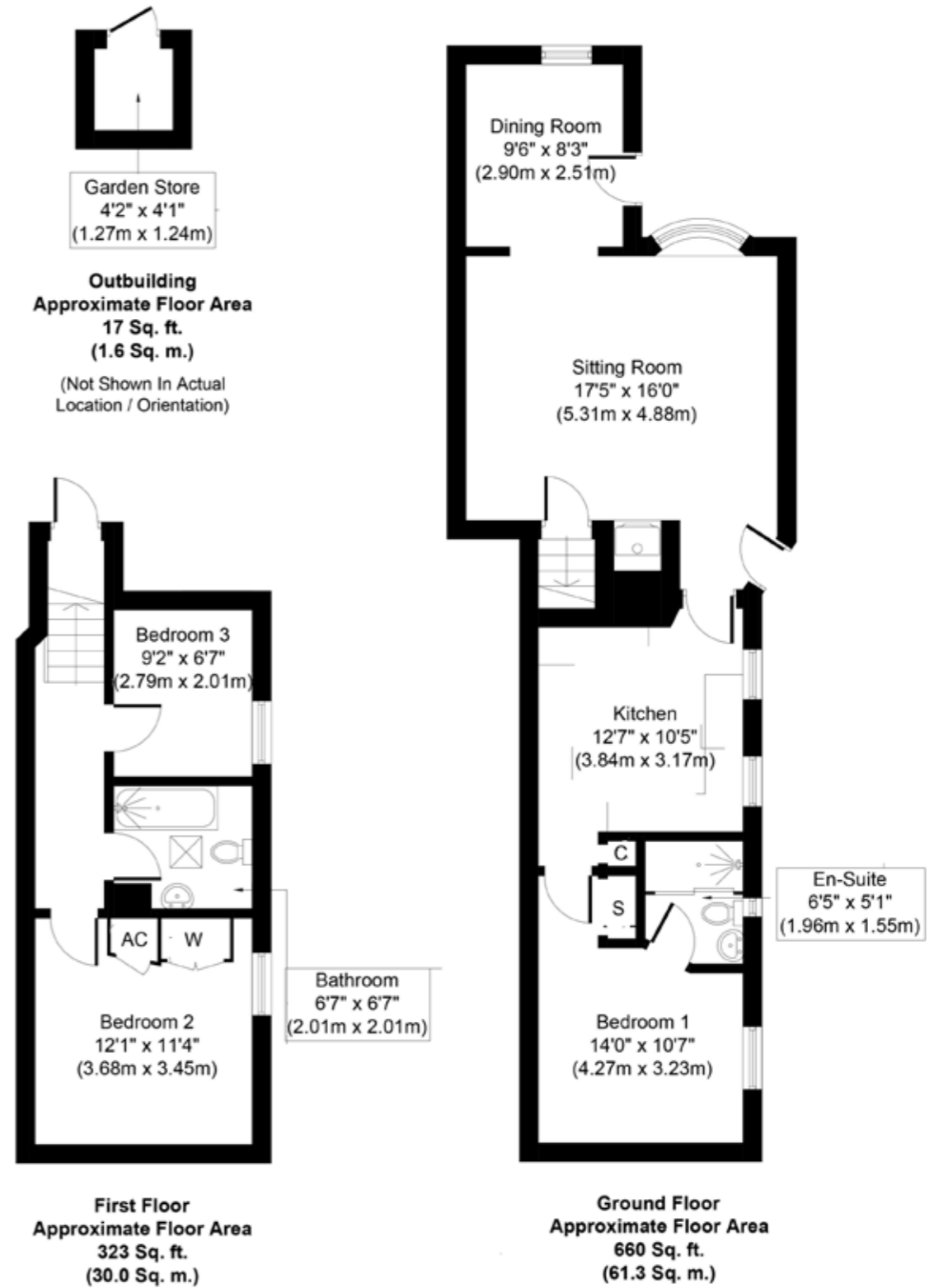
Outside there is a completely enclosed walled garden which is south facing and open to the west and is a completely sheltered sun trap. There is also a rather useful brick storage shed in the corner of the courtyard.

The very name Christmas Cottage evokes a feeling of warmth, family and comfort and even on a bright summer's day, step inside this wonderful home and all of these senses are immediately awakened. The cottage has been in the same family for over 20 years and used by three generations as a much loved home from home. Whilst it has been maintained over this time it is now in need of some cosmetic updating from its next custodians.





“It is so easy to walk down to the beach, the grandchildren have absolutely loved coming here for their summer holidays.”



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.

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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. 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.



Note from the Vendor



Brancaster Staithe

“We fell in love with Norfolk and moved here permanently when we retired.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating.

COUNCIL TAX

Band D.

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.

TENURE

Freehold.

SOWERBYS



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