



THE STORY OF

Dolphin Cottage

Brancaster Staithe, Norfolk

SOWERBYS

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THE STORY OF

Dolphin Cottage

Main Road, Brancaster Staithe, Norfolk
PE31 8BY

Three Bedrooms

Coastal Views

Beautifully Presented

Double-Fronted Period Cottage

Off-Street Parking

Successful Holiday Let

Summer House

Decked Area with Views of the Staithe

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“This is a cosy, coastal and comfy home.”

Set on the preferred coastal side of the road, Dolphin Cottage is an extremely pretty three bedroom period cottage.

There are very few properties along the coast which come close to being as pretty as this one. Unlike the more typically rough hewn brick and flint exterior of many period cottages, extra care was clearly applied when Dolphin was being built with attention to detail evident in its rounded flint work - as well as the brick bordering.

Although there is a front door, this property is naturally entered via the

kitchen door where it is immediately apparent that the sublime exterior is matched by a beautiful interior. On the ground floor there is a gorgeous and very functional kitchen which leads through to the central dining area and then further onto what feels like a very generous, full width, living room across the front.

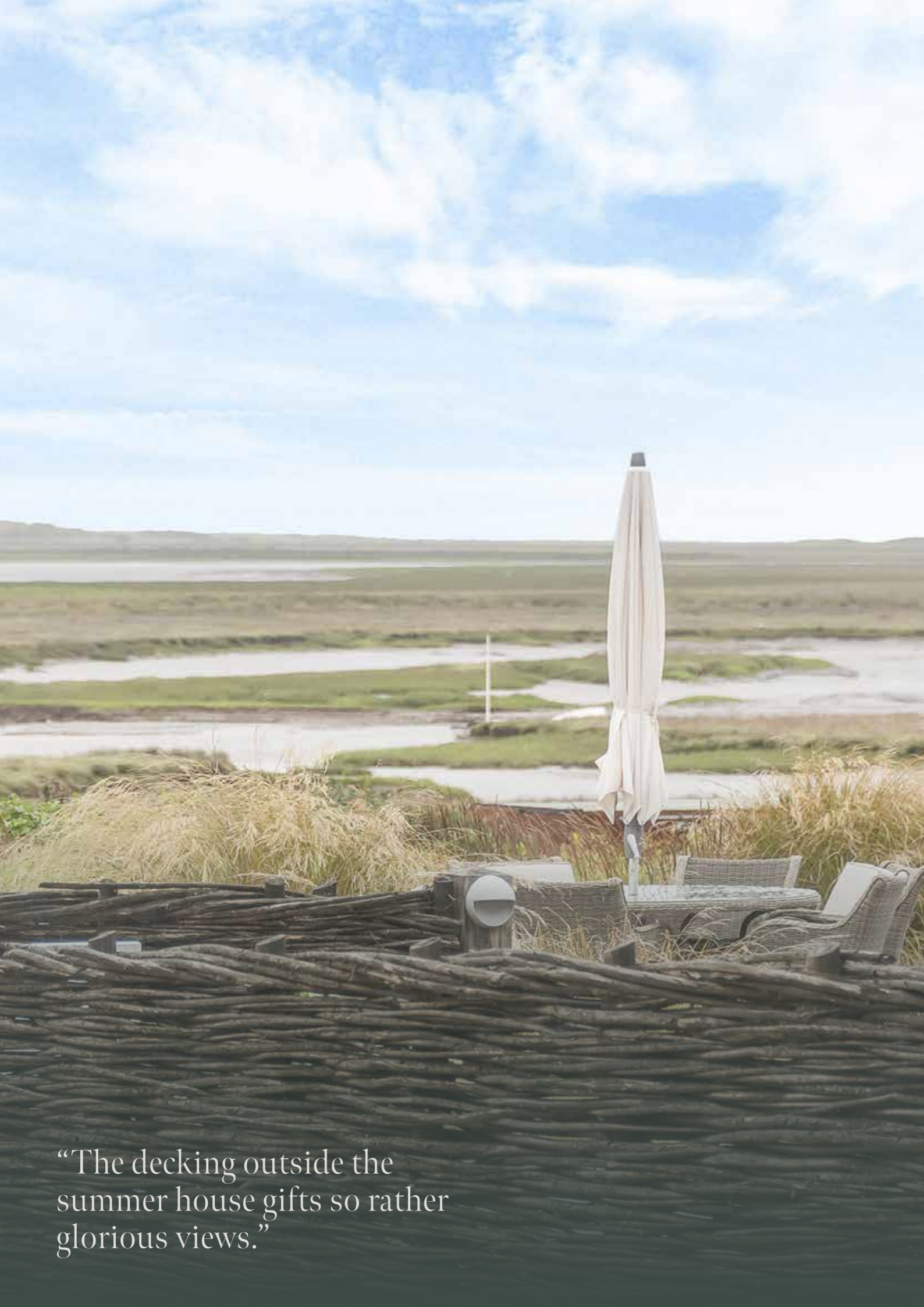
Upstairs there are three bedrooms, two good double rooms plus a bunk room with built-in bunk beds which children have absolutely loved sleeping in. All three share the family bathroom on the ground floor.



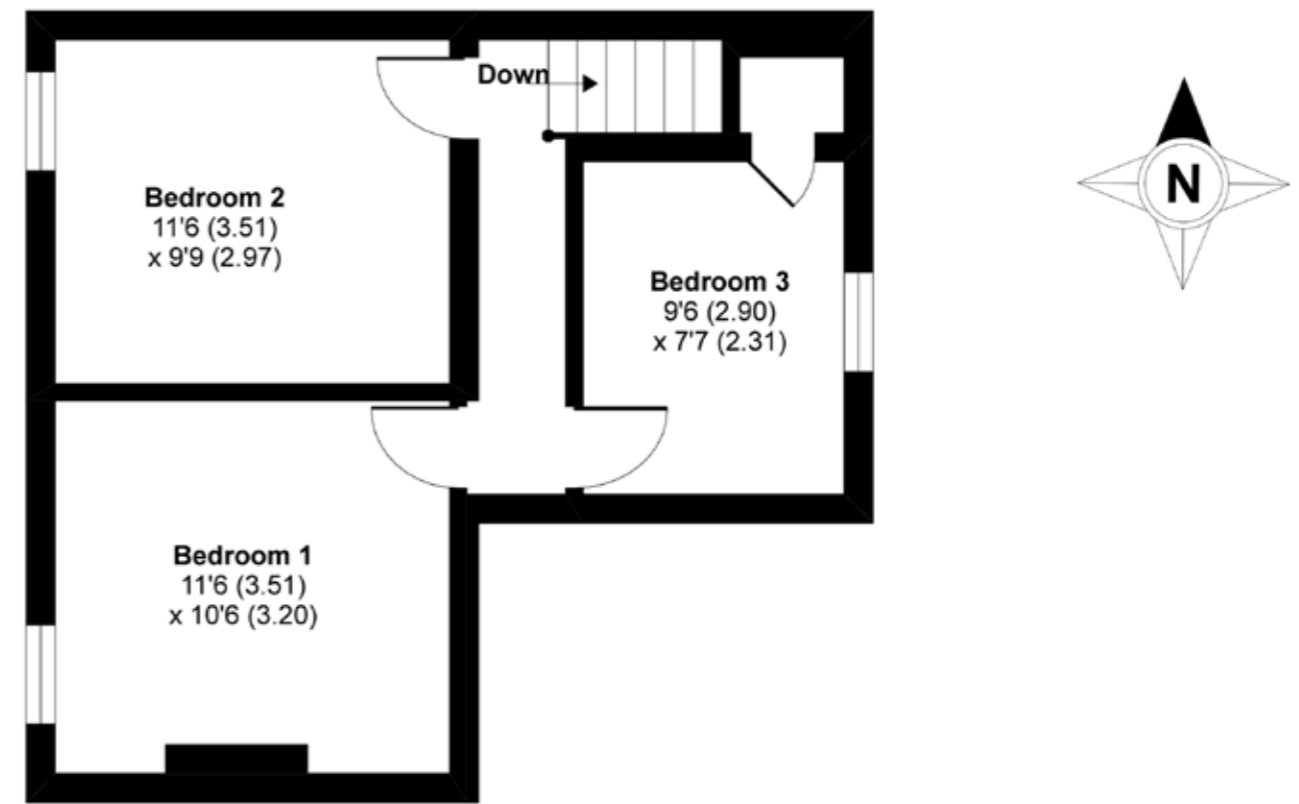
Whilst there is a small paved garden to the front, the real outdoor benefit of Dolphin Cottage is to the rear. Walk down the shared driveway and there is a very well-proportioned summer house with power, running water and a decked terrace with absolutely stunning coastal views out over the Staithe. Not only this, but there is also the benefit of a right of way across the garden and down directly onto the coastal path or straight into the water with your paddle board.

Dolphin Cottage has been an extremely popular and successful holiday let. Its location alone makes it an idyllic summer stay where you can focus on the water, but come the winter you can light the log burner and it is in every essence a cosy cottage.

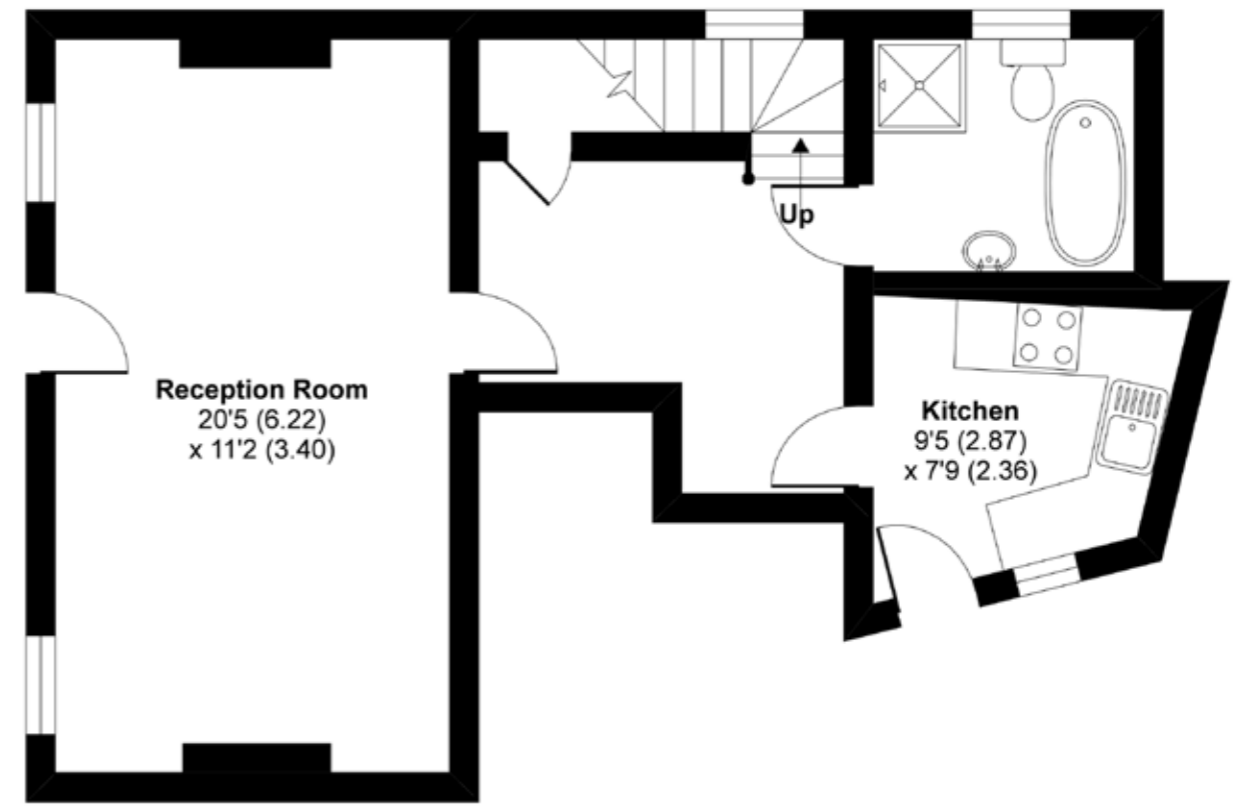




“The decking outside the summer house gifts so rather glorious views.”



FIRST FLOOR



GROUND FLOOR

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 Staithe



IN NORFOLK
IS THE PLACE TO CALL HOME



A small coastal village, centred around the harbour, with its thriving fishing community and ideal for the sailing enthusiast.

Brancaster Staithe is located approximately halfway between Hunstanton and Wells-next-the-Sea on the north Norfolk Coast. Connected to Burnham Deepdale, between the two villages 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.

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 one of the best bird watching areas in the UK, the coastal path between Brancaster and Burnham Deepdale offers an abundance of wild life to enjoy.

There are many circular and coastal 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.



Note from the Vendor



“We’ve loved to sail from the Staithe, go to The Jollys for a pizza or The White Horse for Sunday lunch after a walk to Brancaster and back along the coastal path.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 2638-3052-6233-5348-3990

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.

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SOWERBYS



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