



THE STORY OF

Avocet Cottage

Brancaster Staithe, Norfolk

SOWERBYS

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Avocet Cottage

5 Alma Terrace, Main Road, Brancaster Staithe, Norfolk
PE31 8BU

Three Bedrooms

Victorian Cottage

Period Features Retained

Kitchen/Dining Room

Covered Outdoor Area

Easy Walk to Both Village Pubs

Private Parking

South-Facing Garden

SOWERBYS BURNHAM MARKET OFFICE

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“A comfortable, convenient
and easy home to love and cherish.”

Avocet Cottage is a perfectly balanced three bedroom property with the added benefit of private parking, an essential in this village.

Although there is a front door to the cottage, it is naturally approached, and entered, through the back door - from the car park.

On the ground floor the living space is divided between the L-shaped kitchen/

dining room and the cosy living room.

The kitchen has a perfect blend of contemporary style and period charm, with the sleek and practical kitchen units at one end balancing with the exposed brickwork of the chimney and small Victorian oven at the other.

The living room has a functioning log burner giving this room a really cosy feel.



Upstairs there are two good double bedrooms with the bedroom at the front also retaining its original fireplace, as well as enjoying a glimpse of the coast. The third bedroom is a bunk room and there is also an upstairs WC whilst the family bathroom is on the ground floor.

“This home-from-home has been great to enjoy the coast and surrounding area.”

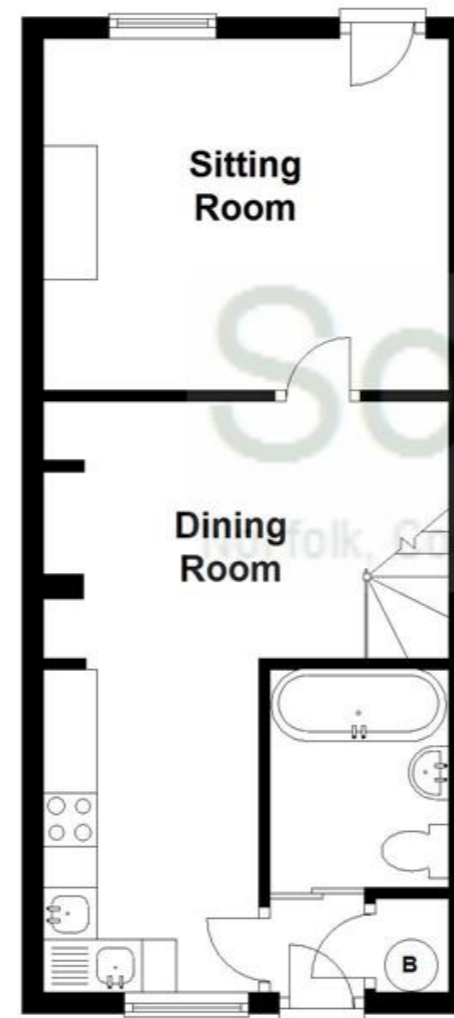
Outside, the garden faces due south and the current owners have installed a glass canopy giving the cottage a perfect al-fresco space which the British summer cannot spoil. They have loved this sheltered outdoor area as it is a complete sun trap all year round. The rest of the garden is paved and gravelled and very easy to maintain.

Avocet Cottage has been a much-loved holiday home, not just for the owners, but also for their family and friends. It is easy walking distance to both village pubs, the Staithe, and the surrounding countryside, which together has made this their idyllic holiday getaway for almost a decade, but alas, it is now time for another family to enjoy it...





Ground Floor



First 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.

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



“You’re in a great location for access to the beach and the harbour...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C. Please see Agent’s Note.

ENERGY EFFICIENCY RATING

D. Ref:- 0522-2803-7376-9994-6075

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.

LOCATION

What3words: ///shifters.smothered.reworked

AGENT’S NOTE

Currently the cottage is registered as a small business and as such does not pay council tax, prior to being registered it was banded a C.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

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