



THE STORY OF
9 Roman Way

Brancaster, Norfolk

SOWERBYS



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9 Roman Way

Brancaster, Norfolk
PE31 8XA

Detached House

Three Double Bedrooms

Open Plan Living

Ground Floor Bedroom Suite

Stunning Contemporary Kitchen

Summer House

Short Walk to all Village Amenities

Peacefully Located

Home Office

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“A much-loved home which is well-suited to modern living.”

Peddars Lodge is an extremely well-balanced house which has been fully refurbished throughout as a main home. As such it has been finished to the highest of standards, as well as being arranged for modern living.

There is an abundance of living and entertaining space on the ground floor with all the principal rooms leading off the central hallway.

On one side of the house is the free-flowing, open plan living space, to the front is a contemporary and stylish kitchen with views out over Roman Way, perfect for watching all the comings and goings as well as a sociable breakfast bar overlooking the kitchen window.

In the centre is the dining area with ample room for a large family dining table and then you are through to the sitting room, a recent extension to the original house and now providing a properly balanced house.

On the other side of the central hall, and in what was once a garage which was only really fit for a car of the 1970s, there is now a ground floor double bedroom suite, a spacious room with an en-suite shower room. This has also future proofed the house, catering well for multi-generational holiday makers. If all this were not enough there is also a now an essential home office - as well as a guest WC.

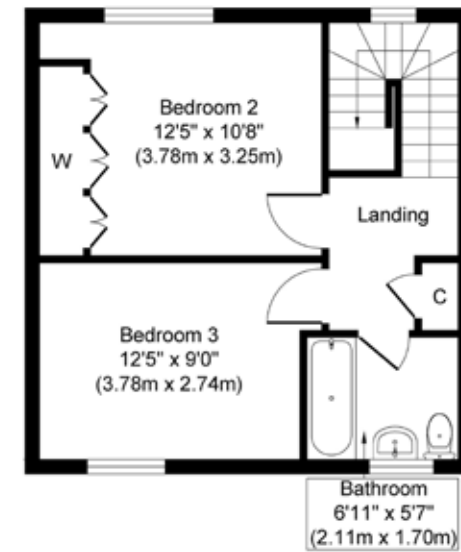


Upstairs there are a further two double bedrooms, the larger of which has distant and oblique sea views if you look carefully. These two rooms share a family bathroom.

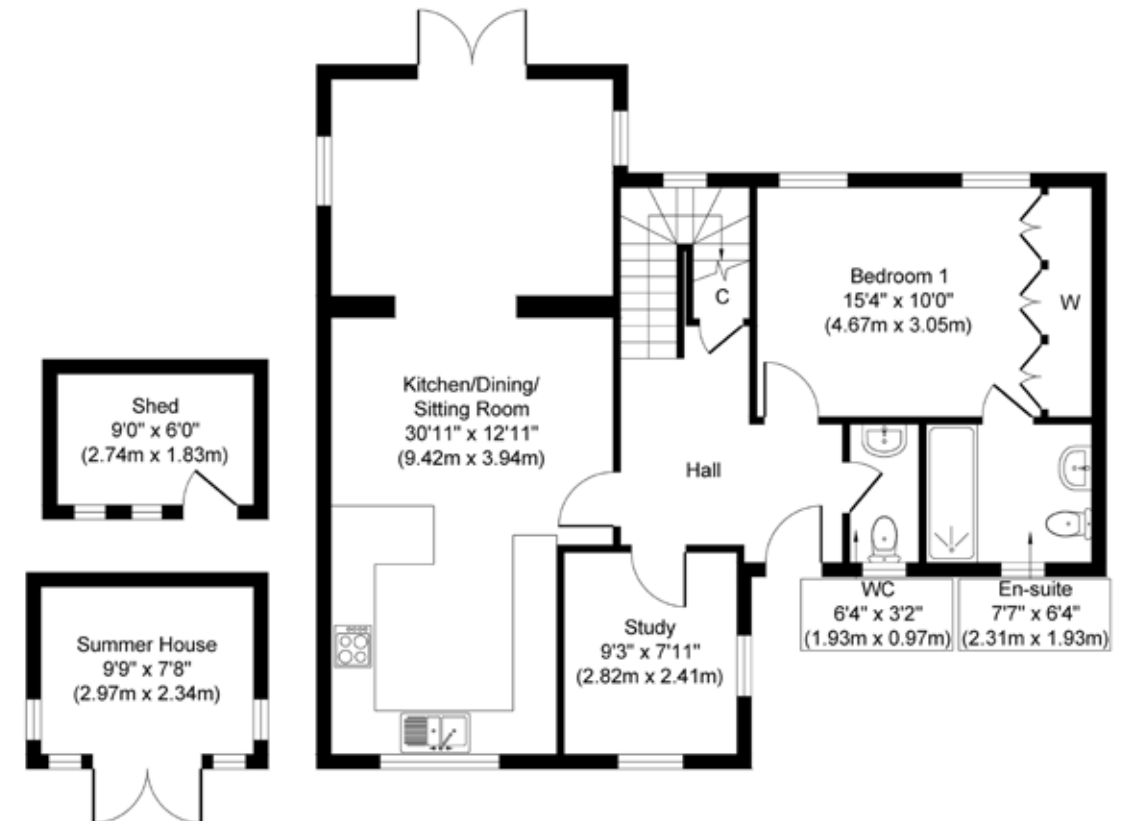
Outside, and to the rear, is a delightful enclosed garden, which is part patio and part lawn. It also has a wonderful summer house, ideal for an artist's studio, a second home office, a playroom for the grandchildren or simply for sitting out and enjoying the peace and tranquillity of this coastal village.

Peddars Lodge is a loved home and has been meticulously altered, extended and finished, but also in the practical way it is now arranged - perfect for modern day living. Situated in one of the most peaceful positions within the village, it is however just a short walk from everything which makes this village a popular seaside destinations along our beautiful coastline.





First Floor
Approximate Floor Area
383 sq. ft
(35.58 sq. m)



Outbuildings
Approximate Floor Area
129 sq. ft
(11.98 sq. m)

Ground Floor
Approximate Floor Area
825 sq. ft
(76.64 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.

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ALL THE REASONS



Brancaster

IN NORFOLK
IS THE PLACE TO CALL HOME



Situated within an Area of Outstanding Natural Beauty, it's easy to see why Brancaster is one of the most sought after villages on the north Norfolk coast with its heritage coastline and fine sandy beaches.

It's a lively village all year round, popular for sailing and watersports, and with a thriving fishing community. Justly famous for its mussels, seafood from Brancaster can be found in many of the local shops and restaurants, as well as much further afield. The village has a very good public house, The Ship, and there is also a village hall, a shop and a club, and for its young residents, a primary school and play area. The Royal West Norfolk Golf Club is at Brancaster with its fine links course which overlooks the stunning, sandy beach.

Brancaster Beach is home to the shipwreck of the SS Vina, visible from the coast. Built

in 1894 she spent her working life travelling the Baltic Trade routes before she was requisitioned for the war effort in 1940, when she was used as target practice by the RAF prior to the Normandy landing. On the outskirts of the village is the site of a Roman fort, Branodunum, one of 11 forts built along the south and east coasts to control shipping and trade in the 3rd century. Nearby Barrow Common is also wonderful to explore, with superb walks, a diverse range of plants and wildlife, and fantastic elevated views of the coast.

Burnham Market is about 4 miles away with its wide range of interesting shops, boutiques and restaurants, and for supermarkets and other amenities, Hunstanton and Wells-next-the-Sea are both within 20 minutes' drive. For when you don't want to drive, the regular Coastliner bus will take you to King's Lynn in the west, and along the coast eastwards to Wells-next-the-Sea, perfect for a day of exploring!



Note from Sowerbys



"In a lovely location, you can enjoy some of the best of the north Norfolk coast, living here."

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0893-3024-8206-4127-9200

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: ///fans.computers.bend

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SOWERBYS



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