



THE STORY OF

Grenville Cottage

Brancaster, Norfolk

SOWERBYS

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THE STORY OF

Grenville Cottage

Main Road, Brancaster,
PE31 3AA

Three Double Bedrooms

Substantial and Very Private Garden

Central Village Location

Many Period Features

Contemporary Kitchen

Inglenook Fireplace

Exposed Beams

Georgian Fire Surrounds

Two Reception Rooms

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“We have enjoyed the cottage as a holiday retreat for 36 years.”

Every aspect and feature which makes a perfect period cottage is represented within Grenville Cottage, with Norfolk Panments under and exposed beams over, from an exposed brick inglenook to elegant Georgian fire surrounds, this property has it all.

Although most often entered via the side door, the ‘front’ door takes you straight into a truly elegant and light south-facing reception room, which is used as the dining room. With wonderfully wide exposed floorboards and a very pretty cast-iron fireplace with ornate surround, the current owners have loved using this room for sunlit breakfasts as well as cosy suppers.

Stepping through the doorway you move from period charm to contemporary style, with this recently refurbished and practical kitchen which is still perfectly in keeping with the feel of the property.

You are then through into the centre of the house and what is the family’s favourite room, light the log burner on a chilly winter’s night and the entire cottage is warmed throughout, yet come the summer, the thick brick and flint walls help keep the summer heat at bay and ensure this room is light, yet cool, on those balmy days.



“It’s difficult to choose a favourite spot. We love the dining room for breakfasts and special lunches....”



As you might expect with a property which has evolved over the centuries, this cottage has its quirks and in particular it has two sets of stairs. The first set is a 'Norfolk Winder', which is hidden behind what looks like a cupboard door and gives access directly up to the principal bedroom with its en-suite WC and original Georgian fireplace.

The second staircase is a spiral and gives access to the other two double bedrooms, the middle one is arranged as a twin room, whilst the other is double height and also retains its original fireplace. All three bedrooms share the family bathroom that is at the rear of the cottage on the ground floor.

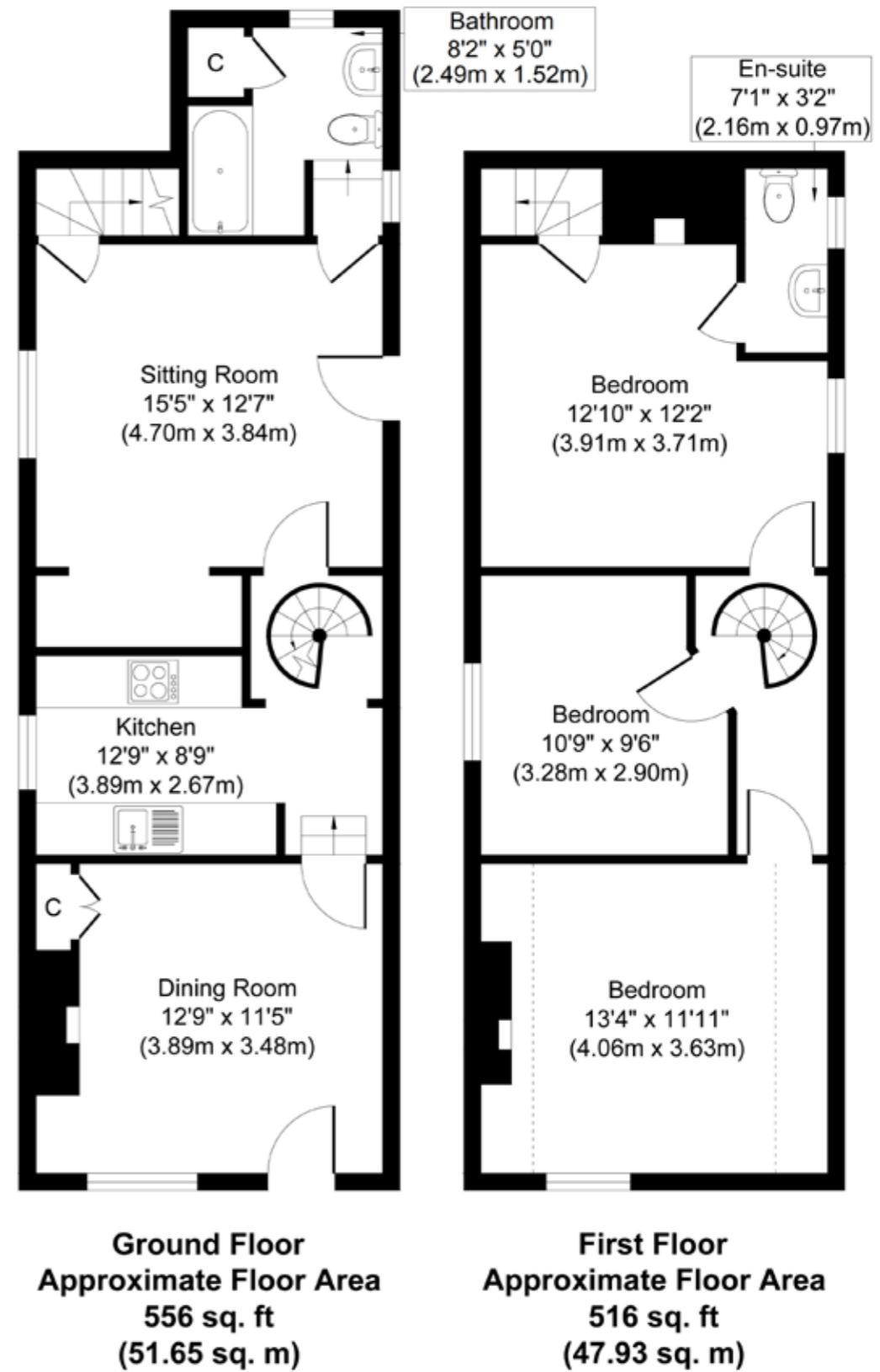
Everything about this cottage is utterly charming however it is only when you step outside and into the garden that you fully appreciate how very special Grenville Cottage really is. Completely private and forming an oasis of lawned tranquillity, this substantial garden is the perfect place to let both two and four legged youngsters run off steam. If that were not enough, push through the trees at the end and you are immediately overlooking the green expanse of Brancaster Playing Fields.

It is testament to how well-loved Grenville Cottage is that its current owners have owned it as their home from home for almost 40 years. They have always cherished staying here regardless of the season. BBQs in the garden with large family gatherings during the summer holidays, or a cosy pint and pub supper in The White Horse after a brisk and bracing walk along Brancaster Beach. It has been meticulously maintained throughout their stewardship but it is now time for a new family to start creating memories here.





“We enjoy the freedom of walking miles along the beach on a summer’s evening.”



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 the Vendor



Grenville Cottage

“We love the character and charm of the cottage and garden, and it's situated in a great location.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. ref:- 9450-3027-5206-6227-5204

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: ///guises.mimes.statement

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SOWERBYS



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