



THE STORY OF

3 Branodunum

Brancaſter, Norfolk

SOWERBYS

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3 Branodunum

Brancaster, Norfolk,
PE31 8AL

Detached House

Three Double Bedrooms

Coastal Views

Beautifully Finished Throughout

Double Garage with Potential

Open Plan Living Space with Wood-Burner

Upside-Down Living

Enclosed Garden with Patio

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“Total transformation of interior of the house and rear garden”

Located on the southern edge of this well established and popular Brancaster development, Number Three is an ‘upside down’ house. Arranged to make maximum advantage of those wonderful coastal views.

On the ground floor all the rooms lead off the central hallway. There are three good sized double bedrooms, the principal having an en-suite shower room while the other two share the family bathroom. Bedroom three has its own french doors out to the garden. For day-to-day use there is also a utility room on the ground floor, which gives you access through to the garden.

From the central hall, stairs lead you up to the first floor which is given over entirely to a wonderful, open-plan living space. On one side you have the kitchen dining area with its sleek and contemporary units, there is ample space for a dining table but also the practical and sociable breakfast bar which offers a natural divider to separate the two halves of this room.

At the other end is the seating area with both a comforting log burner as well as two picture windows, one giving far reaching views to the coast, the other with field views and both combining to make this entire floor feel light and airy.



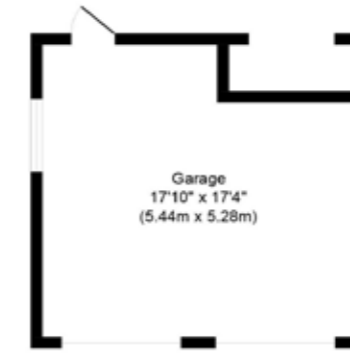


Outside and to the rear the garden is completely enclosed, it is part patio part lawn and all very easy to maintain. At the front of the house there is paved off-street parking as well as a separate brick and flint double garage, perfect for boat and bike storage but also with obvious potential for a home office or even an annex.

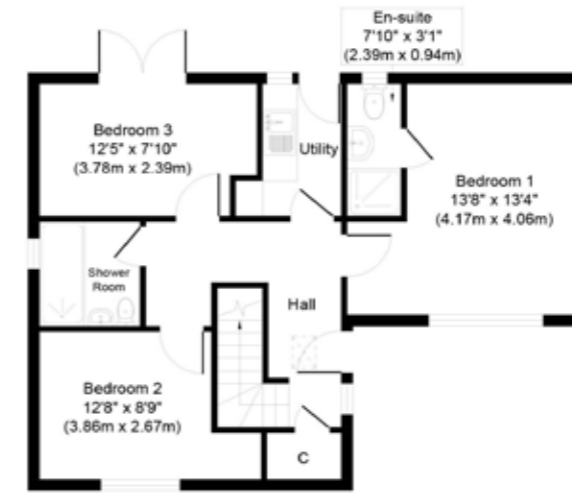
Number Three Branodunum was fully refurbished by the current owners as their main home and, as such, the attention to detail and the finish are as you would expect of an owner's input. That said, the location, views and open-plan living make this an idyllic holiday home.

“More space and awesome views over the sea ”





Garage
Approximate Floor Area
282 sq. ft
(26.19 sq. m)



Ground Floor
Approximate Floor Area
591 sq. ft
(54.90 sq. m)



First Floor
Approximate Floor Area
441 sq. ft
(41.15 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 the Vendor



Drone Shot with the marshes in the background.

“Brancaster has a brilliant beach and the common has lovely walks.”

THE VENDOR



SERVICES CONNECTED

Water, electricity and drainage. Oil fired central heating

COUNCIL TAX

Band D

ENERGY EFFICIENCY RATING

D. Ref: 9422-3922-7202-3372-6204

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: ///equipping.broker.curries

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SOWERBYS



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