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THE STORY OF

7 Dormy House

Brancaster, Norfolk

SOWERBYS

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7 Dormy House

Butchers Lane, Brancaster,
PE31 8AT

Three Double Bedroom Maisonette

Two En-Suites

Approximately 1,600 Sq. Ft. of Living Accommodation

Cosy Reception Room

Allocated Parking for One Vehicle

Short Walk to the Beach

Communal Gardens

Victorian Building

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“It’s so peaceful here, the garden is beautiful, and it’s close to the beach and coastal paths.”

Set within a former local landmark hotel, this property could make the ideal ‘lock up and leave’ holiday home, situated just moments from the coastal path, the beach and the village pub.

Quietly positioned at the rear of the building and entered on the ground floor, the principal living and entertaining space is on the first floor. There is a large reception room with central electric stove for cosy nights in, and a large west facing window perfectly positioned to watch the sun go down. Adjoining this room is the kitchen/dining room with a breakfast bar as well as ample space for a dining

table, and a retro serving hatch through to the reception room. This room also has a south facing window, which gives this room an abundance of natural light as well as lovely views over the village rooftops.

Also on this floor there are two double bedrooms, one with an en-suite bathroom, and the other having a separate shower room and WC beside it. Stairs lead up to the second floor, which is entirely given over to a substantial, open-plan principal bedroom suite with a free-standing bath, shower cubicle, and views of the church.





Dormy House has substantial and beautifully maintained communal gardens, as well as private off road parking for one car.

Built in 1893 by a wealthy local farmer, in order to satisfy the accommodation needs for golfers playing at the increasingly popular Royal West Norfolk Golf Club, Dormy House is a grand Victorian building with matching proportions within.

Extending to approximately 1,600 sq. ft. of living space, this maisonette is bigger than most. It has been the perfect peaceful holiday home from home, as well as a successful and popular holiday let and could continue as both or either.





Second Floor
Approximate Floor Area
697 sq. ft
(36.88 sq. m)



Ground Floor

First Floor
Approximate Floor Area
889 sq. ft
(83.51 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



Brancaster

“Living here enabled us to be closer to nature, we love an early morning walk to the beach.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric storage heaters.

COUNCIL TAX

This property is registered as a small business and as such does not currently pay council tax. Prior to its change in status, it was graded a Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 0643-2847-6978-9204-9105

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

Share of freehold.

Service charge of £320.00 per month - buildings insurance included.

Contingency fund contribution of £61.25 per month.

An annual fee of £250.00 is payable if the property is sub-let.

LOCATION

What3words: ///salmon.awards.unlucky

AGENT'S NOTE

Allocated parking for one vehicle.

Only homeowners are permitted to keep pets (not tenants).

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.

SOWERBYS



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