

THE STORY OF

# Harbour Lights

*Brancaster Staithe, Norfolk*

SOWERBYS



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# Harbour Lights

Main Road, Brancaster Staithe,  
Norfolk, PE31 8BY

Detached House

Stunning Coastal Views

Vaulted Ceilings

Single Floor Living

Guest Annexe Potential

Garage and Off-Street Parking

Approx 2,000 Sq. Ft. of Internal Space

Potential to Improve

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“...a perfect tribute to the architectural style of its decade.”

Set well back in the enviable size of plot that was only accessible in the 1970s, Harbour Lights is a perfect tribute to the architectural style of its decade.

On entering the property you are naturally drawn upstairs as, given the views that this house enjoys, most of the principal living space is on the first floor, where family and friends can make the most of that stunning coastal vista. At the top of the stairs you are greeted by the central reception room which is a statement room in itself! To your immediate front the entire coastal-facing wall is glass fronted giving fabulous views north westward over The Staithe. The almost overpowering sense of space and light is further amplified by the

vaulted ceiling which, with its slatted wooden covering, gives the room an almost alpine chalet feel.

Beside the reception room is the equally generous kitchen/dining room with another wall of glass and another vaulted ceiling at the dining end. A more standard ceiling over the kitchen and breakfast bar helps create a more intimate space, as well as neatly segregating the two functions of this room. Finally, to the side of the grand fireplace holding centre stage in the reception room, what looks like a normal bookcase in fact opens up to provide access to the principal bedroom suite, which also enjoys those stunning coastal views.





On the ground floor there are a further two double bedrooms that share a family bathroom and guest WC, and then there is a second smaller kitchen and utility room which adjoins a ground floor morning room. This is a space which could have many other functions, such as a playroom, guest annexe, media room, home office or simply bedroom four.



Harbour Lights sits centrally within its generous plot: there is a lawned garden to the rear with mature hedges and direct access onto the Coastal Path, whilst to the front, and in addition to the adjoining garage, there is plenty of off-street parking or space for your boat over the winter months.

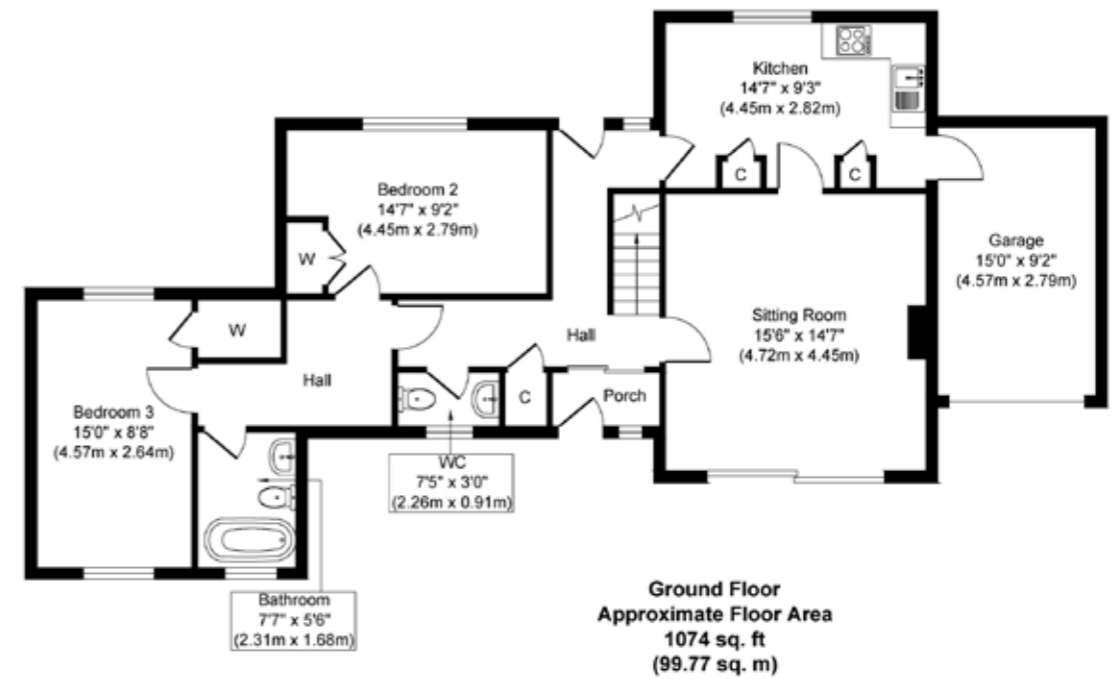
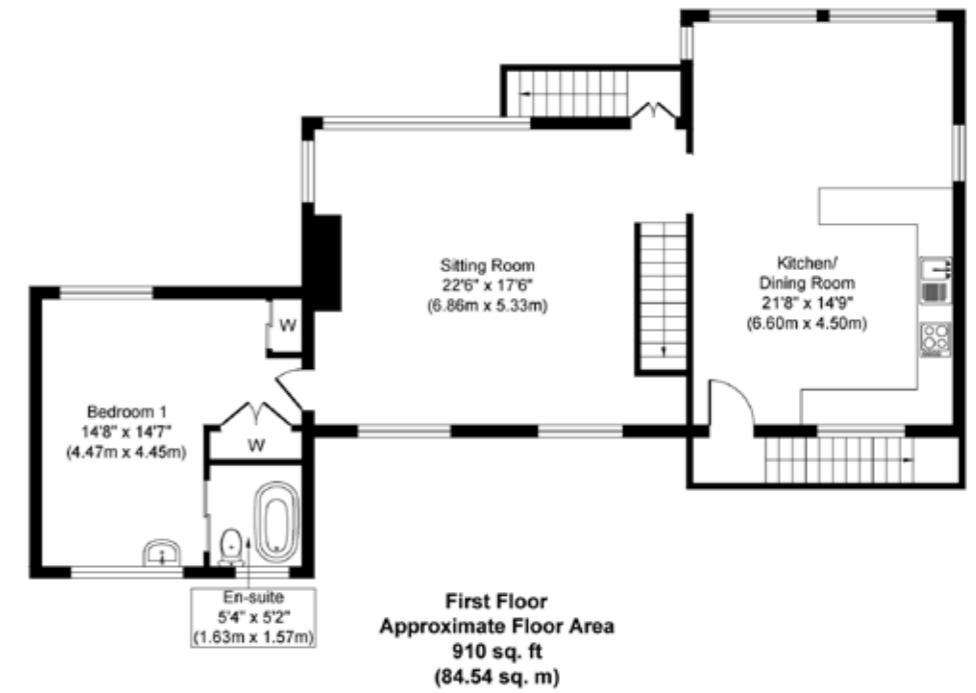
When this house was first conceived its architectural design was cutting edge and its interior aesthetic remains an absolute tribute to the 1970s. Whilst cosmetically it may not now be to everyone's desire, at its core it conveyed a complete understanding and appreciation of how special its location was, and that appreciation remains obvious today. We have witnessed many examples of properties of this era being aesthetically updated to sit more naturally with their neighbours and the potential to do this with Harbour Lights is obvious, however, very little needs to change inside but what will never change is that wonderful view.



This house has been a much loved home for over four decades and when you stand in that central reception room you can so easily picture those happy family evenings of chatter and giggles and all whilst the harbour lights were winking in the distant darkness.







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 Sowerbys



Elevated view of Brancaster Staithe

“Although there’s potential for Harbour Lights to be updated, what will never change is the wonderful view.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

F. Ref:- 7600-2687-0922-6296-3573

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: ///trickling.steamed.doped

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# SOWERBYS



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