



THE STORY OF

The Old Coach House

Brancaster Staithe, Norfolk

SOWERBYS

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The Old Coach House

Main Road, Brancaster Staithe,
Norfolk, PE31 8BJ



Detached Four Bedroom Cottage

Period Features

Three Bathrooms

Coastal Location with Distant Sea Views

Off Road Parking as well as Secure Boat Parking

Detached Garage

Secure Gated Garden

Central Village Location

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“...eye-catching flinted centrepiece complements the cosy log-burner...”

Beyond the gates, as you stroll beneath the welcoming arch, you'll find yourself immersed in a serene coastal haven. The Old Coach House is the epitome of coastal living, whether you've just returned from an exhilarating sail around Scolt Head on a blustery summer's day or a muddy trek back from The White Horse along the coastal path.

Upon entering, you're greeted by a spacious hallway with an adjacent utility room for refreshing after your adventures, or you can retreat to the bathroom to freshen up before settling in.

The kitchen/dining room boasts a charming stable door, ideal in the

summer to embrace the coastal breeze. From there, you can move into the reception room, where the eye-catching flinted centrepiece complements the cosy log-burner, creating an inviting atmosphere, ideal for snuggling up on a dark winter's night.

Heading upstairs, the principal bedroom suite sits supreme atop the arch, while the other two doubles and the bunk room share either the family bathroom on the upper level or the ground floor bathroom. It's also from here that you can discreetly check the tide, with those nearly secret views of The Staithe.





Outside, the rear gravelled courtyard garden offers complete enclosure, a sunny south-facing orientation, and utmost privacy. This secure haven is a paradise for little ones, whether they walk on two legs or four, providing them with a safe space to play. In addition to the separate garage, perfect for storing kayaks, bikes, and garden furniture, ample off-road parking is available, along with secure parking to store your boat during the winter months.

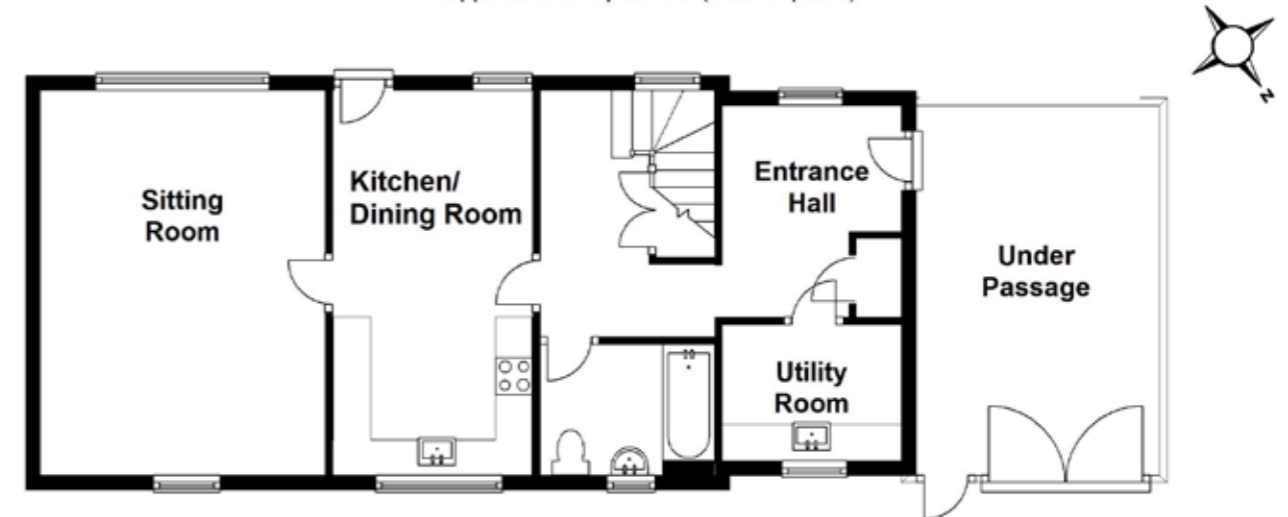
The Old Coach House has been a highly popular and successful holiday rental, and it can easily continue as such. Alternatively, it makes for the perfect well-located home away from home.





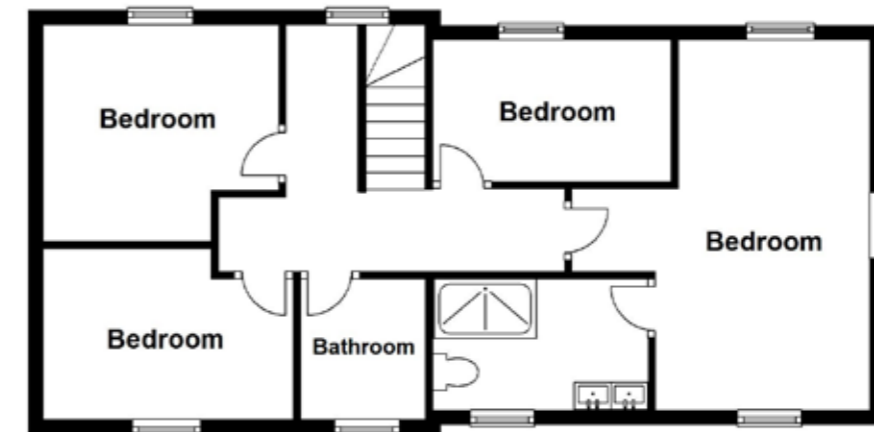
Ground Floor

Approx. 75.8 sq. metres (815.9 sq. feet)



First Floor

Approx. 58.7 sq. metres (632.3 sq. feet)



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 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 the Vendor



“The home can be described as enclosed, welcoming and private.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9417-3030-3201-1787-2204

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: ///places.simulator.confronts

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SOWERBYS



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