



THE STORY OF

Driftwood House

Brancaster Norfolk

SOWERBYS

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Driftwood House

18 Anchorage View, Branodunum, Brancaster, Norfolk
PE31 8XD

Four Double Bedrooms

Generous Open Plan Living

Coastal Views

Contemporary Finish

Garage and Off-Street Parking

Outdoor Shower Room

South-West Facing Private Garden

Holiday Let Potential

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“It’s easy to enjoy the distinct living space upstairs, despite it being open plan.”

Driftwood House is an ‘upside down’ house, created to allow the living space to fully benefit from this coastal location.

The ground floor is divided into four good double bedrooms, the principal bedroom has an en-suite bathroom whilst the other three share a family bathroom. Bedroom four is currently arranged as a TV room and snug, benefiting from french doors out to the garden.

Upstairs is completely open plan but is separated into three distinct living spaces.

At one end is the sleek and stylish kitchen with a dining area beside it and then at the wider end of the room it opens up to a living space with a log burner to one corner for cosy nights in. This is complemented by fabulous views across roof tops towards the coast from both windows and another set of french doors with a Juliet balcony beyond.





The garden is mostly decked and very easy to maintain and faces south west so provides a complete sun trap during the spring and summer months.

There is off-street parking for at least two cars to the front and then a detached double garage, one half of which has been cleverly converted into a large outdoor shower room - which is absolutely ideal for sluicing down after a sandy day on the beach or kayaking through the muddy creeks. The other half is perfect for storing bicycles, paddle boards and other sailing equipment.

Driftwood House has been both a much-loved and enjoyed home-from-home for the current family, has the potential to be the perfect holiday let, and has been extremely well-maintained throughout.



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

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 Sowerbys



“Imagine the sun shining, a glass of wine in hand, and enjoy the best of the south-west facing garden.”

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SERVICES CONNECTED

Mains electric, water and drainage. Electric heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///cubed.tasks.pills

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