



THE STORY OF

# 3 Saw Mill Road

*Brancaster, Norfolk*

**SOWERBYS**



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# 3 Saw Mill Road

Brancaster, Norfolk  
PE31 8AJ

●  
Substantial Detached Bungalow on a Private Road

0.3 Acre Plot (STMS)

Four Bedrooms

Garage and Off Road Parking

Central Village Location

Rare Opportunity with a Plethora of Potential

●  
Set well back in its plot, which measures almost a third of an acre (STMS), No. 3 is a substantial four bedroom bungalow which is now in need of complete refurbishment throughout. However, given the size of the plot, it is only the constraints of its next owner's imagination that limits its potential (STPP).

Approached along a private road, and set back behind a discrete hedge, the property is traditionally arranged for a 1960s bungalow. On one side is the

living and entertaining space, with a large reception room having a south-facing aspect and a functional kitchen behind. The four bedrooms are all on the other side, all of which are doubles, and they share a family bathroom.

Outside and to the front there is plenty of off road parking space, in addition there is an adjoining garage to the side of the property. To the rear is a large garden, which is laid to lawn with mature borders.

**SOWERBYS BURNHAM MARKET OFFICE**

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No. 3 has been in the same family ownership for over twenty years and has been much-loved by all the family throughout that time. Its close proximity to all that this coastal village has to offer, yet tucked away from all the hustle and bustle, makes this an idyllic location. Whilst it is in need of updating, the potential it holds is unmistakable and is ready for the next custodian to make it their own.



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



No. 3 Saw Mill Road

“We have many happy memories from our time spent here with family.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

G. Ref:- 9360-2793-7390-2527-2201

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: ///benched.ambushes.ramps

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# SOWERBYS



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