



THE STORY OF

The Sailings

Brancaster Staithe, Norfolk

SOWERBYS

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The Sailings

Main Road, Brancaster Staithe, Norfolk
PE31 8BP

Stunning Detached House

Views Over The Staithe

Four Double Bedrooms

South-Facing Courtyard Garden

Ample Space for Boat Storage

Built in 2021

Roof Terrace with Sea Views

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com





“Completed in 2021, this is a much-loved home offering us tranquillity and stunning coastal views.”

With the most stunning panoramic views over The Staithe, this is quite simply one of the best presented and located houses to come to the market for several years.

Set well back from the road, behind a beautiful rope and willow fence, The Sailings is a detached four double bedroom house which was completed to an immaculate standard throughout in 2021.

On entering the property the stylishly

curved traditional knapped flint exterior wall follows its line inside giving the entrance hall a wonderfully welcoming softness which is enhanced by the lovely feature cobbled wall.

Immediately to the front there is a large bedroom suite, ideal for a multi-generational family, and then occupying the entire rear of the property is a substantial and elegant kitchen, dining and family room with full width bi-folding doors leading you out onto the south-facing terraced garden.



“We’ve loved our home-from-home here so much we’re making the area our permanent residence.”





The incredibly eye catching oak and glass staircase leads you to the first floor where to the rear is the sumptuous principal bedroom suite with its full width balcony and views out over the open farmland to the south.

However, it is at the front of the house that the perfect position of The Sailings becomes most apparent. On entering the first floor reception room it is the view which immediately draws you in and captivates you, at high tide the myriad of boats and their sails provide you with an almost constant distraction which you can enjoy from inside - or alternatively step out onto the roof terrace, take a seat and watch the sun set over the marshes.

There are a further two bedroom suites on the second floor; the one to the front has the advantage of not only a marsh view but also views out to the sea beyond, with the bedroom to the rear having open views across Brancaster Staithe Common.

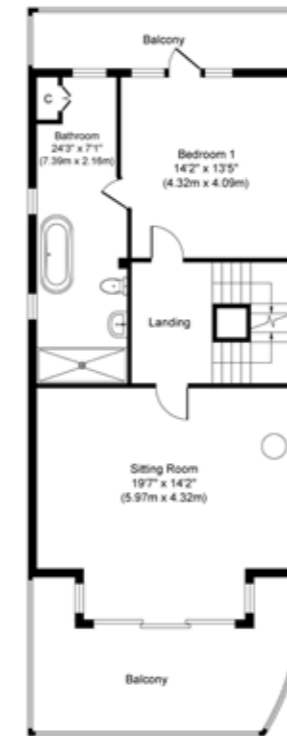
Pull back those almost full width bi-folding doors and step out into the private paved courtyard garden and, on a summer's day with the water orb tinkling away in the background, and you could almost be in Tuscany.

To the front there is plenty of off-street gravelled parking for cars, and of course boats, whilst to the rear of the garden is a double garage with electric doors.

The Sailings has been a very much-loved home-from-home for the current owners since they built it. However, with their new home now nearing completion, they have decided to let others enjoy the sanctuary of that Mediterranean garden and those stunning view for themselves.



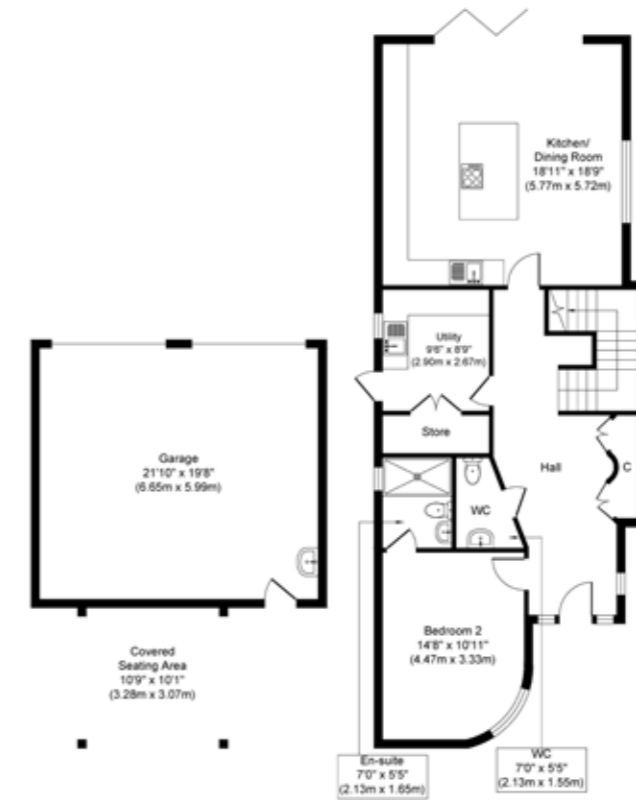




First Floor
 Approximate Floor Area
 821 sq. ft
 (76.27 sq. m)



Second Floor
 Approximate Floor Area
 795 sq. ft
 (73.85 sq. m)



Outbuilding
 Approximate Floor Area
 429 sq. ft
 (39.85 sq. m)

Ground Floor
 Approximate Floor Area
 960 sq. ft
 (89.18 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 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



“We’ve loved soaking up the summer sun in the garden, it’s so peaceful.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via an air source pump.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 8606-3195-9832-5497-1803

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: ///costumes.narrowest.stores

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SOWERBYS



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