



THE STORY OF

Mill Bank

Brancaster, Norfolk

SOWERBYS

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Mill Bank

6 Saw Mill Road, Brancaster, Norfolk,
PE31 8AJ

Detached Single Storey Property

Two Double Bedrooms

Central Village Location

Private Road

Separate Brick Garage

Large Garden

Off-Street Parking

Potential to Extend(STPP)

Beautifully Presented

Within an Easy Walk to the Beach

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“The conservatory’s southerly aspect draws in natural light throughout the day.”

Set in a private and generously large plot, Mill Bank is a perfectly balanced home, presented in excellent condition throughout and an ideal ‘lock up and leave.’ However, given the size of the plot, and taking inspiration from its surrounding neighbours, there is also huge potential to create something new should you wish.

Set centrally within a plot that is one fifth of an acre (STMS), the living and entertaining space and accommodation is almost equally divided. In the centre of

the property is an attractive and modern galley kitchen with a separate utility room and pantry leading off it.

Both bedrooms are good doubles, one having an en-suite shower room whilst the other has full use of the family bathroom. At the southern end is the living room which has a cosy fireplace and ample room for a seating area as well as a dining table, and this opens up to a conservatory which takes advantage of the southerly aspect and so enjoys plenty of sunlight throughout the day.





Garage
Approximate Floor Area
242 sq. ft
(22.48 sq. m)



Approximate Floor Area
913 sq. ft
(84.82 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.



Outside, and detached from Mill Bank, there is a large brick garage which has been used to house the garden furniture, kayaks, bicycles and other summertime equipment, however it has obvious potential as an annexe or home office should you wish. There is plenty of gravelled off-street parking and the majority of the garden is laid to lawn with a patio area perfectly located to enjoy a 'sundowner'.

Mill Bank's close proximity to the beach has been much enjoyed by our sellers, particularly when the tide covers the beach road making the beach inaccessible by car. The property is presented in excellent condition throughout and the current owners have re-arranged and updated the interior to make better use of the space. They have very much enjoyed it as their peaceful home from home in Norfolk but it is now time for a new family to start making memories here.

Whilst the current arrangement of this home is both practical and balanced, with a quick glance at the neighbouring properties it is very easy to visualise the potential that such a large plot offers. Fully vaulting the living room and pushing it out to the full width would create a stunning room, particularly if the conservatory was replaced with an oak framed addition or even a covered outdoor eating area. Subject to the relevant consents, the garage could provide extra accommodation or for the really ambitious, there is plenty of space to extend into the garden whilst still leaving plenty of lawn. The only limitation is your imagination.

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



Brancaster beach

“Its fine, sandy beach makes Brancaster one of the most popular spots along Norfolk’s heritage coastline.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0634-6522-9300-0228-4202

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: /// tasters.depths.digests

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