



THE STORY OF
22 The Close

Brancaster Staithe, Norfolk

SOWERBYS

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Brancaster Staithe, Norfolk,
PE31 8BS



Three Bedroom Semi Detached Home

First Floor Views of The Staithe

Space for Boats

Off Street Parking

Easy Access to The Staithe

Attached Garage

Potential To Extend

First Time on Market for Over 50 Years



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“We would describe our home as relaxing, picturesque and perfectly located.”

Having remained in the same family for over 5 decades, this will be the first time Number 22 has been on the market for over half a century.

The ground floor is primarily dedicated to a spacious reception and dining room, extending from the front to the rear of the house. A bay window on the southern end floods the space with natural light, while a sliding serving hatch connects the dining area to the kitchen at the opposite end. The kitchen pays tribute to

its original era, maintaining its authentic wallpaper and tiles, which have circled back into fashion once more.

The first floor comprises three bedrooms: two spacious doubles and a sizable single, all sharing the family bathroom located on this level. From the upstairs, one can enjoy the view overlooking the Staithe, allowing for a clear view of the incoming tide, signalling the opportune moment to embark on the boat.



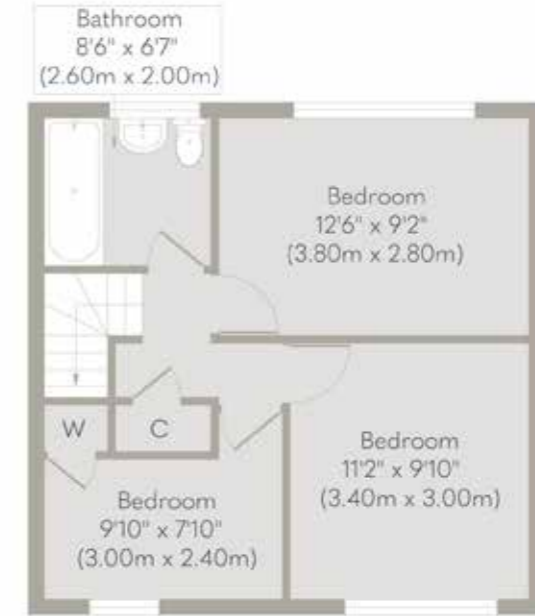


Outside and to the front, there's room for off-street parking for two cars, while at the back, the garden is paved and fully enclosed. Adjacent to the house is a single garage, originally built to accommodate slightly smaller vehicles but still offering ample storage space for a boat, kayaks, windsurfs, and bicycles. Additionally, its end-of-terrace positioning presents evident potential. Whether you opt to maintain the garage storage or convert it into extra living space on the ground floor, it's easily feasible to construct a fourth bedroom with an ensuite above (STPP).



Throughout its original layout, the house stands as a testament to the care and affection showered upon it by successive generations of the family over the past fifty years. Its pristine condition reflects the deep love it has received. Situated close to the sea, the family has relished the breathtaking sunsets during summer evenings, the sight of geese flocking overhead each winter, coastal strolls, and the warm ambiance of the two nearby village pubs. 22 The Close has been a sanctuary for cherished memories, but the time has come for a new family to begin crafting their own.





First Floor
Approximate Floor Area
407 sq. ft
(37.80 sq. m)



Ground Floor
Approximate Floor Area
627 sq. ft
(58.24 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



Drone shot above Holkham.

“We ‘ve always loved the Staithe but Burnham Market and Holkham Hall are firm family favourites.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 9086-3036-8207-3244-0204

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: ///pound.abode.idealist

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SOWERBYS



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