



THE STORY OF

# Apartment One

*Brancaster, Norfolk*

SOWERBYS

S

THE STORY OF

# Apartment One

Manor Farm House, Broad Lane  
Brancaster, PE31 8AU



Stunning Finish Throughout

Two Double Bedrooms

Two Shower Rooms

Private and Secure Location

Beautiful Parquet Flooring

Neptune Kitchen

Double Height Bay Window

Restored Original Wood Panelling

Private Secure Parking

South Facing Patio



**SOWERBYS BURNHAM MARKET OFFICE**

01328 730340

burnham@sowerbys.com



“...sense of both privacy and grandeur...”

Nestled peacefully yet within a short stroll of everything this idyllic coastal village has to offer, this location truly provides the perfect escape for relaxation.

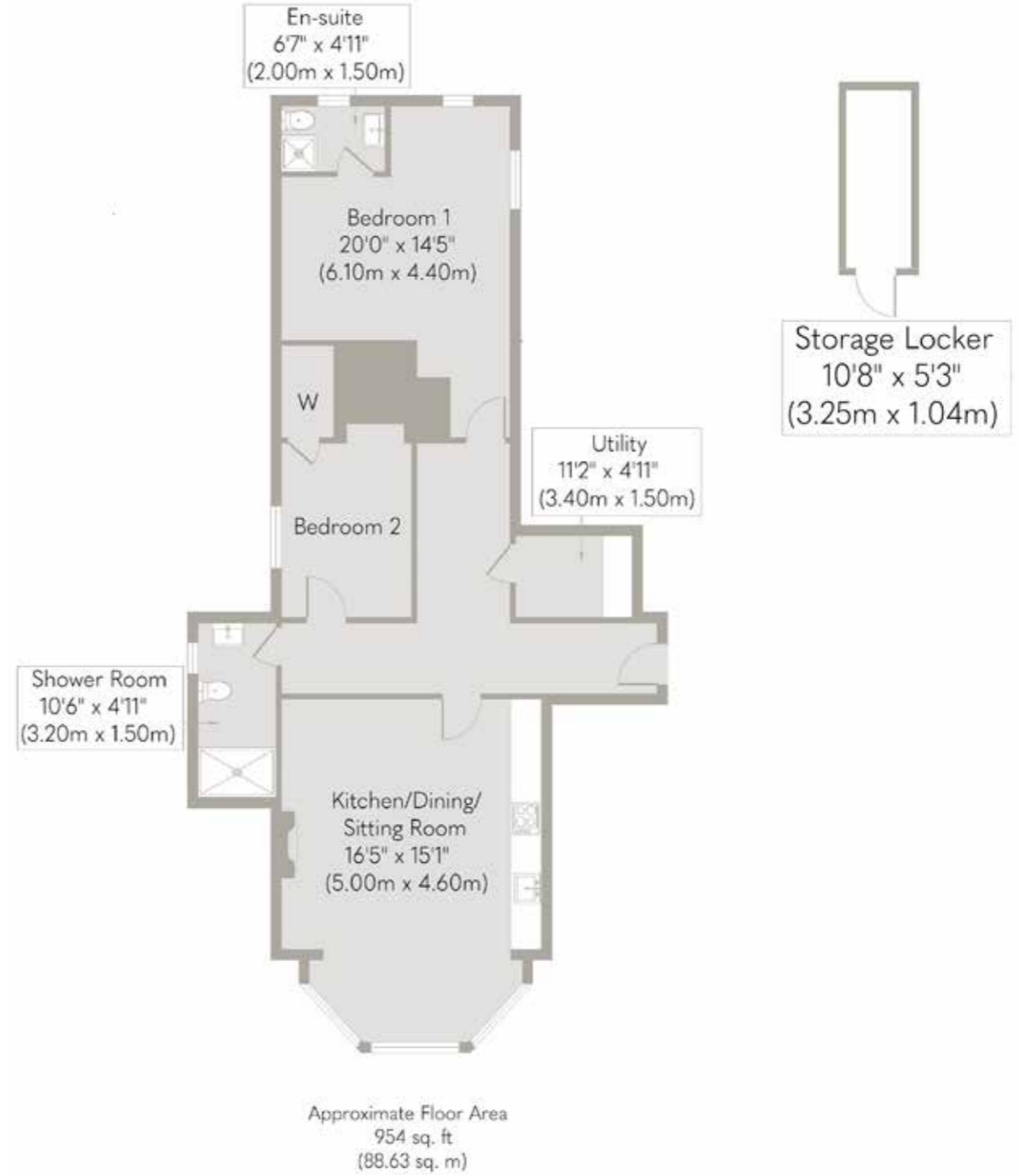
As the electric gates glide open and you approach this stately home, a sense of both privacy and grandeur immediately envelops you. Stepping into the original entrance hall, this feeling is enhanced by the generous proportions typical of a house built over 150 years ago.

Situated on the ground floor, the apartment features a magnificent bay window in its open plan reception room. This south-facing window, with east and west wings, not only adds character but also floods the main living space

with natural light. The room is elegantly divided into three distinct areas: along one wall is a sleek Neptune kitchen with Unistone Bianca Carrara worktops and Neff appliances; within the bay sits the dining space, framed by beautifully restored floor-to-ceiling wood panelling; and at the centre is the seating area, focused on a cosy log-burner set within the original Victorian fireplace.

The entire living and relaxation area boasts an elegant oak parquet floor, while both bedrooms offer the luxury of soft carpeting. The two generous double bedrooms include a larger rear bedroom with an en-suite shower room and a dressing alcove. The second bedroom is adjacent to another shower room.





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, the front patio area is ideally positioned to capture the afternoon and early evening sunshine. Manor Farm House is set within a large gated walled garden, providing ample communal space for your four-legged friends to run and play safely. The apartment also includes two allocated parking spaces.

Converted in 2018 by the award-winning and highly regarded Langton Homes, a family company known for their attention

to detail and immaculate finish, their reputation is evident in every detail of Apartment One, as well as the exterior of the main house, communal areas, and gardens. The apartment has served as an idyllic 'lock up and leave' getaway for the current owners and has also been an extremely successful and popular holiday let. Its tranquil yet convenient location continues to attract holidaymakers time and again.



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



“The apartment has been used as lock up and leave with the lovely Brancaster beach not far from the property.”

SOWERBYS



## SERVICES CONNECTED

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

## COUNCIL TAX

Band to be confirmed.

## 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

Leasehold with a share of the freehold.

Lease is 125 years from 2018, therefore 120 years remaining. Service charge is £1,500 pa which includes a contribution towards the upkeep of the communal gardens, parking, drive and communal internal areas as well as buildings insurance.

## LOCATION

What3words: ///paramedic.frosted.headset

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL