



THE STORY OF

# Sea Wood

*Brancaster Staithe, Norfolk*

SOWERBYS

An aerial photograph of a coastal village, likely Brancaster Staithe in Norfolk. The image shows a harbor filled with numerous sailboats and fishing boats. The water is a light, silty color. The surrounding land is a mix of green grass and brown, marshy areas. In the foreground, there are several small, simple houses and buildings, some with corrugated metal roofs. The sky is blue with scattered white clouds.

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THE STORY OF

# Sea Wood

Brancaster Staithe, Norfolk  
PE31 8BY

Detached Coastal Home

Six Bedrooms

Two En-Suites Plus Family Bathroom

Substantial Free-Flowing Living Space

South Facing Garden

Easy Walk to All Village Amenities

Successful Holiday Let

Off-Street Parking and Garage

Excellent Condition Throughout

4kW Solar Panel System

SOWERBYS BURNHAM MARKET OFFICE

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“We’d describe Sea Wood as spacious, bright and airy.”

Sea Wood is a property that has been loved by many over the years. As well as being a home from home for a large, multigenerational family to enjoy, it has welcomed many others as an incredibly successful holiday let for over 10 years. To further add to the property’s wonderful history, it was previously home to the village shop.

On the ground floor there is an absolute abundance of room for socialising and living life to the full, as you might expect with a house that can comfortably accommodate three generations. The primary three rooms are ‘L’ shaped, free flowing and all open to each other.

The back of the house is south facing, allowing the generous kitchen and dining area to be filled with natural light. It is here that the day’s adventures can be planned over breakfast and then, later on recounted over supper.

To the front is the cosy and comforting sitting room; what better room to cuddle up in after a blustery walk along the coastal path?

In addition there is a convenient ground floor double bedroom suite, and then at the very back of the house is a garden room which provides a lovely little getaway to sit back and read a good book.







Upstairs there are a further five bedrooms. The principal bedroom has an en-suite shower room, while the others share a large family bathroom with bath and separate shower cubicle.



In addition to being spacious and homely, the bedrooms also offer stunning views. You can look over the marshes and see the white tops of the waves of the sea in the distance, whilst hearing the geese flying over to feed or roost – all from your own bed!

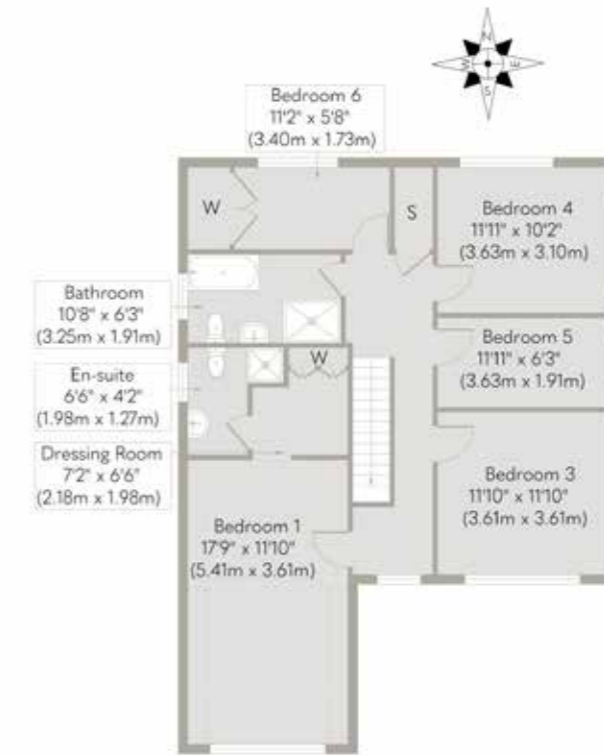


As well as the ample gravelled off street parking to the front, there is a large and separate garage to the side of the house which is ideal for the safe storage of kayaks, bicycles, canoes and all the other equipment necessary for enjoying a coastal holiday to the full.

The rear garden is patioed immediately off the garden room, leading to an expansive lawn that offers plenty of space. It is fully enclosed

and has very recently had a new panelled fence erected, creating a very safe and private outside space.

Sea Wood has not only been an incredibly well loved home from home for the current owners, but it has also been enjoyed by many other families who have returned year after year to enjoy its perfect location and family friendly feel.



First Floor  
Approximate Floor Area  
963 sq. ft  
(89.49 sq. m)



Garage  
Approximate Floor Area  
248 sq. ft  
(22.99 sq. m)

Ground Floor  
Approximate Floor Area  
1198 sq. ft  
(111.25 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.



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



“Sea Wood is such a light, spacious and warm home, which has a big garden for grown ups, children and dogs to play in.”

THE VENDOR



### SERVICES CONNECTED

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

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

C. Ref: 2834-0425-8300-0079-8272

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: ///freezers.leads.times

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# SOWERBYS



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