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THE STORY OF
Dairy Cottage
Brancaster, Norfolk

SOWERBYS



THE STORY OF

Dairy Cottage

Brancaster, Main Road
Norfolk, PE31 8AA

Converted Dairy

Period Features

Large Reception Room

Four Bedrooms

Two Bathrooms

South Facing Garden

Off-Street Parking and Boat Storage

Private and Quiet Location

Short Walk to all Village Amenities

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Tucked away from the hustle and bustle yet just a short walk from all that is so special about this beautiful coastal village, Dairy Cottage is a much cherished and completely unpretentious family holiday home.

What was once the dairy to the main house now forms the central hub of this characterful property, the vaulted living room is the perfect setting for family entertainment. There is a generous space, ideal for a games area currently occupied by a pool table and a darts board, which has hosted a lot of fun for the current owners. There is also enough room for a sitting area surrounding the charming, fire place, with the French doors open and a cool coastal breeze wafting through in summer, or snuggling up, with the fire lit after a wind swept walk on the beach, this is the perfect room to reside to all year round.

Dairy Cottage offers three double bedrooms on the first floor, all very bright and emphasising the shape and character of the property. Additionally, there is a further bedroom/dressing room space accessed via the principal bedroom suggesting the potential for a wonderful suite for a more luxurious feel. Alternatively, this could be ideal for a young family as a nursery or play room. On the ground floor, there is further potential for the current snug to become another bedroom, therefore this home can provide all the flexibility for its new owners to enjoy for many years.

The gardens of Dairy Cottage benefits from the southern orientation, ensuring plenty of sunshine throughout the day.

It's easy to understand why Dairy Cottage has been owned by the same family for the last 50 years. You can immediately feel the love, care, and enjoyment this house has provided for generations.



A wonderful open feel...
great for entertaining.





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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Brancaster

A SHINY COAST LINE AND
BIRDWATCHING HAVEN

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 the Vendor



Dairy Cottage entrance.

“Wonderful facilities up and down the Norfolk coast...”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

F. Ref:- 9000-2452-0922-6329-3173

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: ///deadline.pumps.expectant

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SOWERBYS

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for the homeless

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— EST. NORFOLK 1983 —

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