



THE STORY OF

Salthouse

Brancaster Staithe, Norfolk

SOWERBYS



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Salthouse

Brancaster Staithe, Norfolk
PE31 8BP

Detached New Home
Stunning Coastal Views
Off-Street Parking
Built by Langton Homes
South Facing Private Garden
Two Double Bedroom Suites
Outdoor Shower
Open Plan Living
Utility and Boot Room
Beautiful Finish Throughout

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Completed in 2023 by the highly acclaimed and locally recognised Langton Homes, Salthouse is a stunning two-bedroom detached home.

For a coastal retreat, few are more perfectly designed than Salthouse. Situated directly opposite The Staithe, a simple glance out of the window reveals the state of the tide. This home has been thoughtfully designed by someone with not only experience in property arrangement but also an understanding of what is essential for staying in this location.

To that end, there is an outdoor shower beside the side entrance, perfect for washing off muddy and salt-sprayed adults, children, and dogs after a thrilling day on the boat during a sun-soaked August day. Additionally, a downstairs shower is conveniently located just off the utility and boot room, serving the same practical function after a blustery winter walk down the coastal path following a pub lunch.

The interior of the house is nothing short of immaculate, featuring sleek and contemporary kitchen units, oak flooring, and huge bi-folding doors, all meeting the high standards expected from Langton Homes. This home relishes the summer months with glass doors open to allow a cool sea breeze to flow through, while the south-facing terrace offers a Tuscan-like ambiance, perfect for basking in complete privacy. In winter, light the log burner and cuddle up in front of a good old-fashioned family film, enjoying a sense of cosiness that is hard to achieve in a new build.



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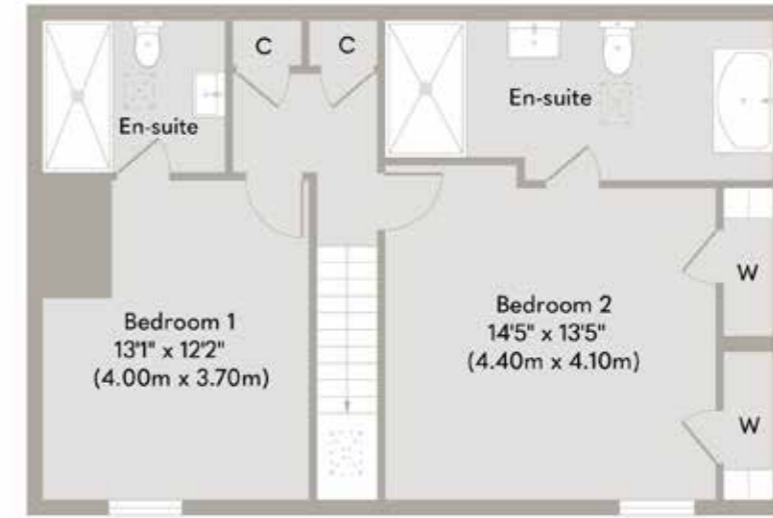


Although it has only two bedrooms, Salthouse is still a fantastic family property. One bedroom is a large double suite for parents, while the other is the larger of the two, with a central built-in double bed flanked by raised bunks on either side, making it the perfect children's room. It's easy to imagine this room hosting midnight feasts, late-night giggles, and the occasional torch-lit ghost story. It also has a substantial en-suite with both a large shower and an expansive bathtub.

Salthouse is simply the perfect family coastal house, whatever the weather, whatever the season.







First Floor



Ground Floor

Ground Floor Approximate Floor Area 651 sq.ft (60.48 sq.m)
First Floor Approximate Floor Area 651 sq.ft (60.48 sq.m)
Approx. Gross Internal Floor Area 1,302 sq.ft (120.96 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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Brancaster Staithe

DISCOVER NATURE AND NAUTICAL ADVENTURES ANEW

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.



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 2632-0433-6100-0261-8292

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: ///unity.teaching.corrects

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SOWERBYS

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