



THE STORY OF

Bramble

Brancaster, Norfolk

SOWERBYS



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Bramble

Brancaster, Norfolk
PE31 8AY

Beautifully Presented Throughout

Four Double Bedrooms and Three Bathrooms

Over 2,000 sq ft of Accommodation

Three Reception Rooms

Peaceful and Private Location

Summer House

Electric Gates for Added Privacy

Garage and Carport

Walking Distance to all Village Amenities

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Set back behind electric gates, you could be forgiven for thinking Bramble was an ordinarily sized property—but step through the vaulted porch, and inside, it is anything but.

Arranged almost entirely on the ground floor, Bramble not only offers an abundance of free-flowing, welcoming, and flexible living space, but it is also perfectly suited to family living, regardless of the age demographic.

From the entrance porch, you are led into the central reception room, which has ample space for a dining table as well as a separate seating area in front of an enclosed fireplace. Beyond this, you enter the wonderfully light and substantial kitchen, breakfast, and family room. This area is ideal for modern living, offering plenty of space to chat with guests or family while preparing food. In the summer, opening the French doors allows a gentle sea breeze to cool the house. A small internal hall from the kitchen leads to the snug, complete with a log-burning stove—creating a cosy retreat in winter, perfect for unwinding with a good book after a walk on Brancaster Beach.

The main family accommodation is positioned off the central reception room, comprising a principal bedroom suite, a family bathroom, and two almost equally proportioned bedrooms situated side by side. These bedrooms share a walk-through study or TV room, making it an ideal space for children. At the other end of the property, there is a ground-floor shower room, and from the utility room, stairs lead up to bedroom four—a well-sized double room, perfect for guest accommodation and offering separation from the main family living areas.



...Bramble offers an abundance of open, welcoming living space ideal for family life...



Outside, the rear garden is completely open to the south, making it a true suntrap. Mostly paved for easy maintenance, it also features a pretty, fully powered summer house in one corner, which could be used as a home office, studio, or simply a peaceful retreat. At the front, there is ample gated parking for at least four cars, alongside an oak-framed double garage. Additionally, there is plenty of space for a boat.

Brancaster is a particularly desirable village, with its nationally celebrated beach drawing visitors year-round. However, Bramble is perfectly situated within Brancaster—just a short walk from all its amenities, yet offering guaranteed peace, tranquillity, and private parking.

Bramble has been a cherished main home for the current owners and could easily continue as such. However, given its superb family-friendly layout and easy-to-maintain gardens, it would also make a fantastic holiday home or second home.





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 Sowerbys



“...Bramble enjoys proximity to all local amenities just a short walk away, while still offering peace and tranquillity.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating to be confirmed.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9350-2446-3120-2199-2245

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: ///blindfold.latched.artichoke

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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