



INTRODUCING

5 Manor Cottage

Brancaster, Norfolk

SOWERBYS



THE STORY OF

5 Manor Cottage

Brancaster, Norfolk
PE31 8AZ

Three Double Bedrooms

Semi-Detached Property

Edwardian Cottage

Period Features

Two Reception Rooms

Coastal Views

South Facing Garden

Off Street Parking

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Built in 1905, this semi-detached cottage retains plenty of period charm while offering excellent potential for its next owners.

Located on the western edge of the village and originally built for the families of farm workers at nearby Manor Farm, this charming home is exceptionally well balanced. On the ground floor are two separate living rooms - the sitting room to the front and the family dining room to the rear. Both feature their original fireplaces, adding a real sense of character and grandeur to each space.

Beyond the family room is the galley kitchen, and at the very rear sits the family bathroom.

Upstairs, you'll find three double bedrooms. The generously sized front bedroom enjoys coastal views and retains its original fireplace, as does the bedroom behind it. The third bedroom is accessed through bedroom two. A convenient WC serves the first floor, adding to the overall practicality of the property.

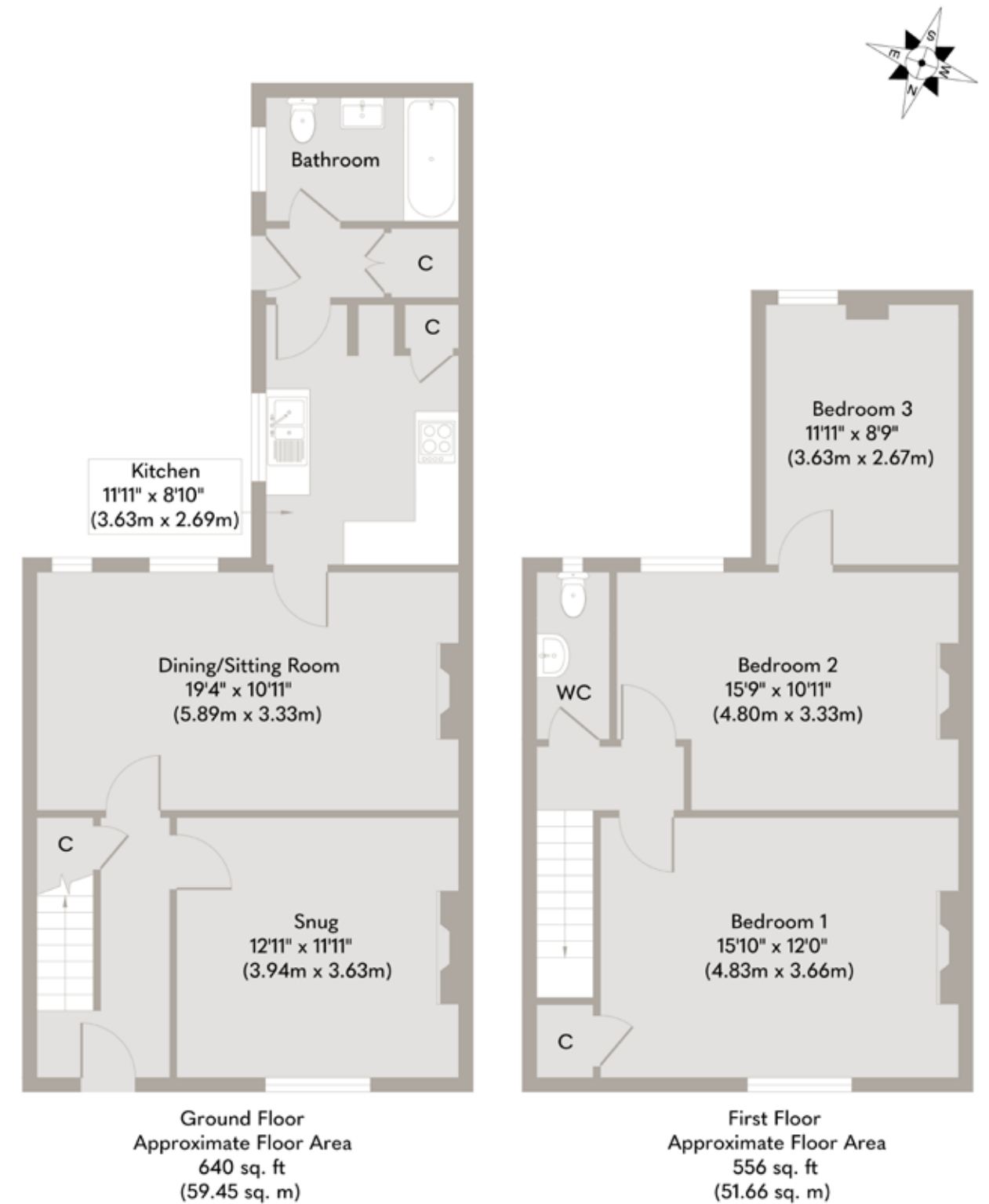
There is a small enclosed front garden, ideal for letting the dogs out before bed, while the main garden lies to the rear and stretches out to the farmland beyond. South-facing and open to both the east and west, it enjoys sunshine throughout the day. With side access in place, the garden area can also be used as overflow parking for several cars if required.

Having been in the same family for over twenty years, the time has come for a new chapter. The cottage offers superb potential, including the opportunity to extend into the generous rear space - something neighbouring homes have already taken advantage of.



With original fireplaces, coastal views and a sun-filled garden, this home is full of character and possibility.





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 younger residents, a 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



“South-facing garden stretching out to the farmland beyond.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:-0244-3957-7202-8095-1200

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: ///croak.boards.apricot

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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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