



THE STORY OF

Turnstone

Brancaster, Norfolk

SOWERBYS



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Brancaster, Norfolk
PE31 8XE

Private Drive Access

Prime Coastal Location, Part of a Highly Regarded Coastal Development

'Upside Down' Layout

Three Double Bedrooms, Two with Garden-Access Sliding Doors

Spacious Entrance Hall, Includes a Practical Utility Room

Stunning Upper-Floor Views - Panoramic Coastal Scenery from the Reception Room

Versatile Living Space

Private South-Facing Garden, Fully Enclosed, Perfect for Children and Pets

Off-Street Parking and a Separate Brick Garage

Close to Amenities: Walking Distance to the Beach, Local Pub, and Village Shop





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Approached via its own private drive, Turnstone sits in one of the best positions within this well-established and highly regarded coastal development.

With delightful views out to the coast, it comes as no surprise that this is an 'upside down' house. On the ground floor, there are three spacious double bedrooms, a bathroom, and a shower room. Two of the bedrooms have sliding doors that open out to the garden beyond. Off the generous central entrance hall, there is a very useful utility room—ideal for sandy feet after a summer paddle in the sea or muddy boots after a windswept walk along the coastal path.

Upstairs, there is a well-equipped kitchen, and next to it, a large reception room with ample space for both a dining and seating area. What captures your attention when you step into this room are the far-reaching views over the rooftops towards the coast. The current owners and their guests have found this view mesmerising, whether it's the squadrons of autumnal geese tracing the coastline, a clear night with a sky filled with stars, or the glistening crest of the sea on a summer's day. Sitting here and taking in the view has always had a calming influence.

Outside, in addition to the separate brick garage, there is ample off-street parking at the front. The rear boasts an extremely private, fully enclosed south-facing garden, offering a safe, secure space for both children and pets. It also provides a sheltered suntrap for those days when you prefer to stay at home rather than heading to the beach.

The current owners have cherished the peacefulness and tranquillity that Turnstone has provided. They have also appreciated the convenience of the location; the beach, The Ship, and the village shop are all within easy walking distance. Turnstone has been an idyllic home away from home and a successful holiday let, which could easily continue as either—or both.



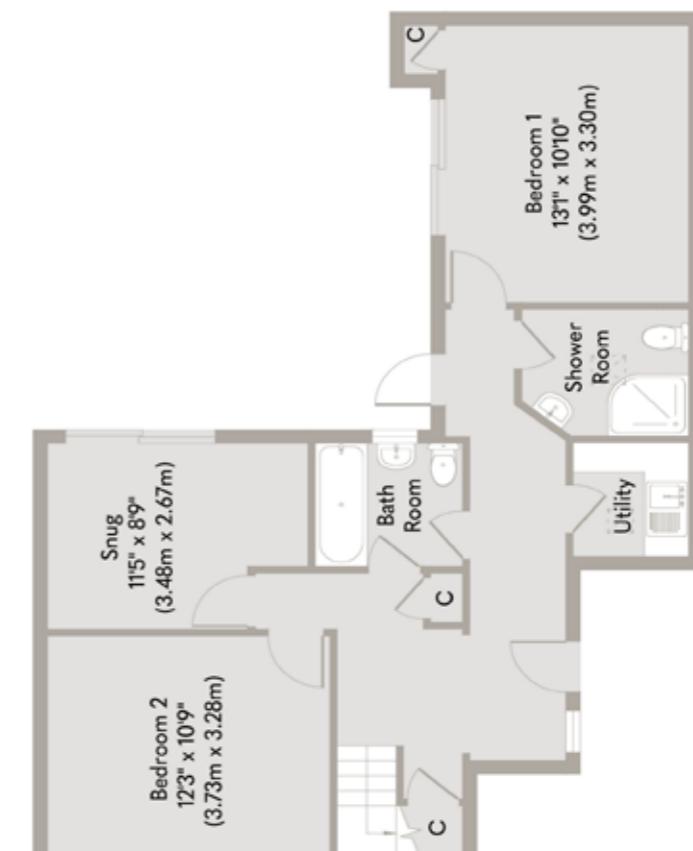


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A new home is just the beginning



First Floor
Approximate Floor Area
370 sq. ft
(34.34 sq. m)



Ground Floor
Approximate Floor Area
691 sq. ft
(64.16 sq. m)



Garage
Approximate Floor Area
161 sq. ft
(15.00 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

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



"We have loved the peace and quite. Being just a 20 minute stroll from the beach is a wonderful treat all year round."



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 9243-3013-5202-3102-4204

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: //torch.reflected.fame

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SOWERBYS

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