



THE STORY OF

Clement House

Brancaster Staithe, Norfolk

SOWERBYS



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Clement House

Town Lane, Brancaster Staithe, Norfolk
PE31 8BT

Fleur Homes Property

Four Double Bedrooms

Three En-Suites

South-Facing Terraced Garden

Private Road

Three Off-Street Parking Spaces

Beautiful Kitchen, Dining and Family Room

Reception Room and Snug

Air Source Heating

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Quietly located in the beautiful coastal village of Brancaster Staithe on the ever-popular North Norfolk coast, Clement House is an exceptionally well-presented four double bedroom home.

Completed in 2020 by the award-winning Fleur Homes, a name synonymous with quality craftsmanship, thoughtful design and meticulous attention to detail, from the moment you step through the door, the sense of space and proportion is unmistakable. A wide and welcoming central hallway forms the heart of the ground floor, with almost all principal rooms leading seamlessly from it, creating an effortless flow throughout the home.

The generous reception room is both elegant and inviting, centred around a cosy log burner, perfect for gathering after windswept coastal walks. Practicality has been equally considered, with a dedicated utility and boot room complete with its own external door, ideal for shaking off sandy feet, salty sailing gear and muddy paws after days spent exploring the shoreline.

However, it is at the rear of the house where Clement House truly comes into its own. The kitchen, dining and family room is a superb, light-filled space designed for modern coastal living. Two sets of french doors open onto the south-facing garden, allowing natural light to pour in and, on warmer days, welcoming a gentle sea breeze to drift through the house. The contemporary kitchen is both stylish and functional, featuring a central island with breakfast bar, the perfect spot to plan the day's adventures over morning coffee or recount seaside heroics over laughter-filled family suppers. There is ample space for a large dining table, making this an ideal hub for entertaining family and friends. Just off the kitchen sits a versatile study, equally suited as a home office or cosy TV snug.



A light, airy and cosy
home with comfort and
appeal.





Upstairs, four beautifully appointed double bedrooms continue the home's sense of quality and comfort. The principal suite offers a walk-in wardrobe and a luxurious en-suite shower room, while a second bedroom also enjoys its own en-suite. The remaining two bedrooms share a well-designed dual access bathroom. Both of the principal double bedroom suites feature french doors opening to elegant Juliet balconies, a delightful spot to let in the coastal air and enjoy the morning sun.

Outside, the lifestyle appeal continues. To the front, three off-street bays provide parking for two cars and even space for a boat, perfectly suited to life in this sailing village. To the rear, the south-facing garden is laid to lawn and patio, offering a private and sheltered setting for alfresco dining, summer barbecues and long evenings under Norfolk skies.

Clement House has been a much-loved home-from-home and has also proven to be a highly successful and popular holiday let, a testament to both its design and its enviable location. Combining contemporary comfort with relaxed coastal charm, this is a home that effortlessly captures the very best of North Norfolk living.





Ground Floor
Approximate Floor Area
1112 sq. ft
(103.28 sq. m)



First Floor
Approximate Floor Area
1122 sq. ft
(104.22 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

Brancaster Staithe is a captivating village on the North Norfolk Coast, located 28 miles north-west of Norwich, 8 miles east of Hunstanton, and a short drive from Burnham Market. Life here centres on the picturesque harbour on the River Burn, home to a working fishing fleet and a vibrant sailing community. Brancaster Sailing Club, kayaking and paddleboarding make the most of the surrounding waterways.

The nearby Dalegate Market offers shops, cafés, artisan retailers and bike hire, while the village itself boasts excellent pubs, including The White Horse and The Jolly Sailors, and access to the region's famous Brancaster mussels.

Outdoor pursuits are a highlight, with the Norfolk Coast Path, Barrow Common and nearby Scolt Head Island providing scenic walks, birdwatching and exploration. Brancaster Staithe combines coastal charm, watersports, vibrant local amenities and a strong community, making it ideal for those seeking a relaxed seaside lifestyle.



Note from the Vendor



Salt marshes at Brancaster Staithe

“We’ve loved having access to outdoors, nature, the wildlife on the salt marshes and access to the ocean for sailing.”



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 9001-3008-8308-0419-0200

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: ///nutrients.practical.intervene

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SOWERBYS

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