



THE STORY OF

Yasumi

Brancaster, Norfolk

SOWERBYS



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Yasumi

8 Mill Road, Brancaster, Norfolk
PE31 8AN

Contemporary House

Fully Modernised and Extended

Kitchen/Family Room

Sitting Room

Traditional and Modern Living

Four Bedrooms

Two Bathrooms

Stunning Garden

Covered Outdoor Dining Area

Driveway with Charging Point

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Nestled in one of the area's most desirable coastal villages, this beautifully extended and impeccably modernised family home offers the perfect balance of character and contemporary luxury.

From the moment you step inside, you're welcomed by a sense of space and style. The heart of the home is undoubtedly the exceptional open-plan kitchen and family room – a truly impressive space designed for both relaxed everyday living and effortless entertaining. Flooded with natural light thanks to full-width bi-folding doors at both the front and rear, this space seamlessly blends indoor and outdoor living. Whether you're enjoying a summer evening barbecue or a cosy winter brunch, this room is always at the centre of the action. Tucked neatly to one side, a walk-in hand-built pantry adds both charm and practicality – the perfect finishing touch to a beautifully considered space.

For quieter moments, the traditional sitting room offers a warm and inviting retreat, complete with original beamed ceilings that add charm and a touch of heritage. It's the perfect place to unwind with a good book or gather around the fire on cooler evenings.





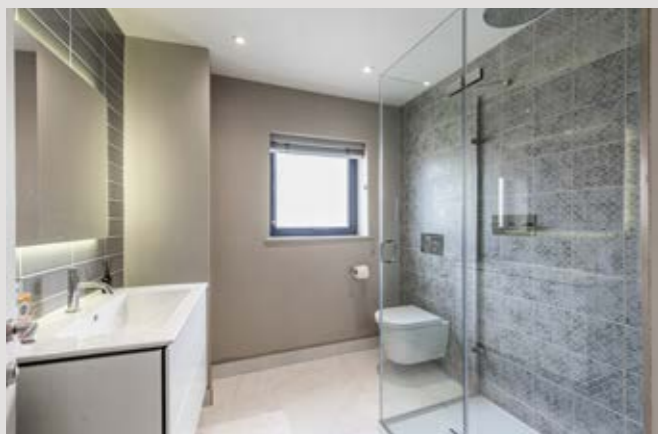
Upstairs, the home continues to impress with three generous double bedrooms. The principal suite is a true sanctuary, boasting a private balcony, elegant dressing area, and a stunning free-standing roll-top bath – the perfect place to unwind and enjoy a moment of luxury. Two additional contemporary shower rooms ensure convenience for family and guests alike.

Outside, the beautifully landscaped gardens have been designed with both beauty and low maintenance in mind. A tranquil water feature sits at the heart of the garden, creating a peaceful focal point. At the far end, a covered and heated outdoor dining area, enclosed on three sides yet open to the garden, provides a brilliant year-round space for entertaining, whatever the weather.

To the front, the home offers private parking for multiple vehicles and is equipped with two EV charging points – perfect for modern living.

Whether you're looking for a full-time coastal home or an exceptional weekend retreat, this property offers an unrivalled lifestyle in a truly special setting.







First Floor
Approximate Floor Area
951 sq. ft
(88.36 sq. m)



Outbuilding
Approximate Floor Area
292 sq. ft
(27.14 sq. m)

Ground Floor
Approximate Floor Area
1,293 sq. ft
(120.14 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 Sowerbys



“At the heart of the garden is a tranquil water feature - a wonderful serenity in your private retreat.”



SERVICES CONNECTED

Mains water, electricity, and drainage. Heating via an air source heat pump.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0880-2873-6623-2020-3535

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: ///shining.defensive.reward

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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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