



Links House
1 Links Court | Brancaster | Norfolk | PE31 8BG

A CUT ABOVE



With a setting in one of the most sought-after coastal locations in North Norfolk, this elegant and luxurious three storey home offers so much in the way of beautifully presented living space.

With generous reception rooms and seven bedrooms.

This is stylish and contemporary living at its best, and opportunities to purchase a property of this quality are few and far between!



KEY FEATURES

- A Magnificent Detached House set in the Heart of Brancaster Village, which offers one of North Norfolk's Best Beaches
- Versatile Accommodation over Three Floors with Optimum Specification, Design and Style Throughout
- Seven Bedrooms; Family Bathroom; En-Suite to Master and an En Suite WC
- Three Reception Rooms with Spacious Hall
- Kitchen/Breakfast Room with Separate Utility Room and WC
- Superb Entertaining Spaces both Inside and Out
- South Facing Landscaped Walled Courtyard Garden
- Shared Driveway leading to Triple Garage and Private Parking
- The Accommodation extends to 5,117 sq.ft.
- Energy Rating: C

Built in 2005 by Robbie Wright Brothers, the highly regarded Norfolk builders, this exquisite property is located on a small exclusive close containing just six houses. "Our interest in purchasing Links House seven years ago was due to its location and its proximity to the beautiful Brancaster Beach and the easy access to the delightful villages and towns of the North Norfolk Coast," the present owners explained. "In addition, our decision was motivated by the light and space provided in all the rooms of the house." This elegant double fronted property constructed of red brick, flint and render, has an abundance of large windows and substantially sized rooms throughout. The house benefits from natural light all year round as many of the rooms have a south facing aspect. "At the outset we redecorated the property to add further light inside and created a large master bathroom with its bath and an enclosed shower adjacent to the very large main bedroom, made possible by removing a walk-in wardrobe and two other very small bathrooms." The owners have also completely refurbished the kitchen during their time in addition to the bathroom and en suites, all of which are to the highest standard.

The Living Space

"We particularly enjoyed the space on the ground floor which is wonderful for entertaining. There, every room opens into the next room and, from the living room, direct into the garden," the owners said. The front door opens into the large entrance hall, with a wide timber staircase rising to the first-floor galleried landing and beyond to the second floor. Double doors on either side of the entrance hall lead into the dining room and living room respectively. The living room has the benefit of a Clearview wood burning stove for extra warmth in the winter. On either side of this central fireplace, double doors lead into the exceptionally light garden room where French doors provide direct access into the garden.





KEY FEATURES

To the right of the entrance Hall, the large dining room has two considerable sized windows and it can be directly accessed from the kitchen. "The dining room has also been perfect for all social and Christmas festivities," the owners said. The kitchen is fully fitted with a new three-door oil fired Aga, a dishwasher and large Samsung refrigerator. The flagstone floors run through from the entrance hall to the kitchen and utility room, and the house has underfloor heating throughout. The kitchen leads into the utility room and garden. The utility room houses the heating system for the house and water boilers, washing machine and dryer. There is also a downstairs cloakroom found close to the kitchen. The entire house is exceptionally light due to an abundance of windows. There is a satellite dish and also CCTV.

The First Floor

The spacious landing has plenty of light all year round due to the lantern roof. The extra-large master bedroom has a recently refurbished en suite bathroom, with bath and shower, and fitted wardrobes. There are three further double bedrooms, one with an en suite WC (that can easily be returned to a bathroom with all the necessary plumbing in place).

The Second Floor

One extra-large attic-style room is currently used as a private library but can be made into a bedroom or turned into a games room. There are also two further bedrooms, and a family bathroom, with a bath and shower, located between them.

The Outside

The formal entrance to the property is located at the front of Links House, a short pathway leading to the front door, and a dwarf wall marking the boundary with the road behind which there is box hedging. The shared driveway running beside the east elevation of the property provides access to the private off-street parking area and the triple garage, with a gate with an entry system which opens into the garden and is adjacent to the door into the utility room. "The property has the distinction of being one of a few within a small residential courtyard," the owners said. The garden can be accessed from the living room, the garden and utility rooms. "In the garden there was a fragile wooden fence about to collapse, so we replaced that with a solid red brick wall keeping with the style of the house. We replanted most of the garden when we built the new wall. The flower beds are separated by bespoke brick pathways that enclose a magnolia tree in the centre. We planted as many scented plants as possible as well as several lilac trees. The garden is especially scented during the spring and summer months as a result, and the outside large stone table, with seating, allows for summer dining."

































INFORMATION



On The Doorstep

Located in an Area of Outstanding Natural Beauty with a glorious beach and thriving fishing and sailing communities, Brancaster is one of the most sought-after coastal villages on the North Norfolk 'Golden' Coastline offering a wealth of amenities and activities. "Miles of sandy beaches are easily accessed, and the area is the perfect location for walking, bird watching, cycling and sailing," the owners said. "Royal West Norfolk Golf Club is situated on Brancaster Beach and is within walking distance." Less than a five-minute walk from Links House, The Ship Hotel is a highly regarded boutique hotel, with a bar and restaurant offering a variety of dining options, including breakfast, lunch, and dinner, plus an outdoor kitchen with a rotisserie in the summer. Brancaster is justly famous for its mussels. Also in the village there is a primary school, and there are sailing facilities at nearby Brancaster Staithe.

How Far Is It To?

Brancaster is approximately 5 miles by road to Burnham Market with a range of amenities including shops, boutiques and restaurants, while the market town of Fakenham with its weekly market lies within 18 miles. King's Lynn is 23 miles by car and Hunstanton 7 miles, and for those who want access to the historic city centre of Norwich, this can be found within 43 miles. Trains run from King's Lynn to London Kings Cross every hour. Buses pass the route by Links House to both Burnham Market and local villages.

Directions

From our North Norfolk office in Fakenham head West on the A148 toward King's Lynn, remain on this road for several miles and at the junction which is sign posted 'Tattersett Business Park' turn right and remain on this road until reaching the village of Docking where Brancaster is clearly signposted. Once in the village at the junction with the A149 (opposite the church) turn right where the property is found a short distance along, on the left-hand side. For those with satellite navigation the postcode is PE31 8BG.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk for Mobile/Broadband availability
Kings Lynn & West Norfolk Borough Council - Council Tax Band G
Freehold



TOTAL FLOOR AREA : 5117 sq.ft. (475.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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