



THE STORY OF

# Skylark

*Brancaster, Norfolk*

SOWERBYS





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# Skylark

Cross Lane, Brancaster,  
PE31 8AE



Substantial Detached Home Built by Langton Homes

Five Double Bedrooms

Stunning Open-Plan Living Space with Bi-Fold Doors

Separate Utility Room and Boot Room

Games Room

Coastal Views

2,800 Sq. Ft. of Accommodation

Gated Off Road Parking

Perfect Coastal Property

Private Garden



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“... style and absolute attention to detail in every aspect of finish.”

Set back behind elegant estate fencing and with a gentle curved flint façade, this modern home blends seamlessly into its north Norfolk coastal setting.

Skylark was designed and built around its location, with both a boot room and a spacious utility room, ideal for cleaning up after a day spent on the beach, or walking your four-legged friends through the countryside.

As you step inside, you are naturally drawn to the rear of the home where it opens up into the most delightful and expansive 850 sq. ft. living space. The

sleek and stylish kitchen is ideal for those who love to entertain, with a large island for casual socialising before sitting down for a meal in the dining area. A wood-burning stove adds a touch of cosiness to the seating area, whilst the whole living space is complemented by full width bi-folding doors, inviting the outside in on those balmy summer evenings.

For those needing a quieter space away from the buzz of the home, there is also a fully-equipped games room, which could easily become a TV room, snug, home office, or indeed a sixth bedroom.











A beautiful feature to this home is the floating wood, steel and glass staircase up to the first floor. Off the landing you will find five good sized bedrooms. To the rear, there are a mirrored pair of double bedroom suites, each with coastal views. Bedrooms four and five share the sumptuous family bathroom, and the principal suite is quietly located to the front of the house.





Immediately off the back of the house is a large patio area and a grassed lawn with pleached tree borders leading down to the pagoda, which has been positioned to take maximum advantage of the sun. To the front of the house there is ample paved and gated off road parking.

Skylark was a creation by the award winning and highly regarded Langton Homes, a name synonymous with style and absolute attention to detail in every aspect of finish. Completed only three years ago but, since then, this new build house has been subtly transformed into the home we see today.







SOWERBYS — a new home is just the beginning

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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ALL THE REASONS



# Brancaster

IN NORFOLK  
IS THE PLACE TO CALL HOME



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



Brancaster

“... this modern home blends seamlessly into its north Norfolk coastal setting.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heating.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

B. Ref:- 0266-3886-7696-2590-5965

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: ///treat.entrusted.digs

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