



THE STORY OF

8 Branodunum

Brancaſter, Norfolk

SOWERBYS



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8 Branodunum

Brancaster, Norfolk,
PE31 8AL



Detached Contemporary Home

Four Double Bedrooms

Two Bathrooms

Substantial Open-Plan Living

Full Width Sliding Doors

TV Snug/Bedroom Four

Enclosed Courtyard Garden

Off-Street Parking

Walking Distance to Beach

Planning Permission Granted to Extend the Porch
and add a Utility Room or Additional Bathroom



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“There is nothing better than walking along the boardwalk towards the beach first thing in the morning...”

Making maximum use of its plot, Number 8 has been both extended and refurbished to create a substantial property, situated in this quiet and private road in one of north Norfolk’s most sought after coastal villages.

8 Branodunum is an ‘L shaped’ property with the front door positioned on the apex; once inside it is divided almost equally with one spur providing the accommodation whilst the other encompasses the living space. Upon entering you are naturally drawn forward into the substantial living, dining and entertaining room. With its full width sliding doors at one end and lantern ceiling over, this room is naturally

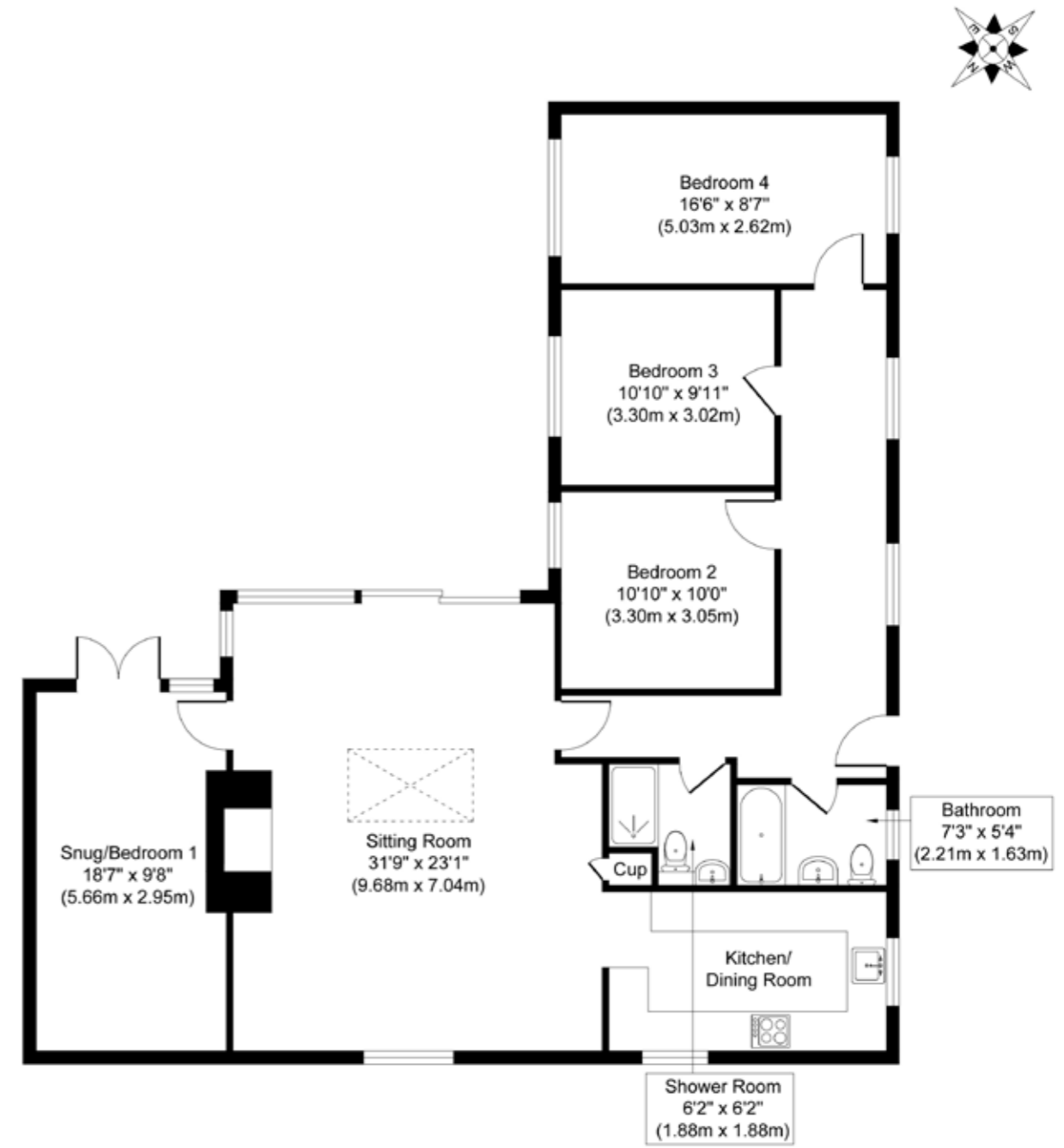
incredibly light. There is ample space for both a dining area and a seating area and the kitchen is tucked away to the corner but with its breakfast bar it remains a completely social space. Beyond this wonderful open-plan living room a door leads through into a TV room and snug, somewhere for the little ones to get away and relax in front of a film, but also this is a room that has an obvious dual usage as overspill accommodation as it could easily be used as bedroom four.

The other half of this property is given over to the accommodation, with three double bedrooms aligned next to each other and having equal use and choice of either the bathroom or the shower room.



“...sitting under the roof lantern in the morning, the sunlight streams in at that time.”





**Approximate Floor Area
1347 sq. ft
(125.14 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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Outside and to the front there is ample off-street parking for up to three cars, whilst to the rear, the courtyard garden is incredibly private, completely enclosed and a very easy to maintain sun trap.

When the current owners bought Number 8 it had been in the same family ownership for many years, retaining all the colours and fittings of its 1970s interior décor, and had seen better days. With care and attention they have not only created a wonderfully contemporary style but have also made maximum use of the generous plot and have incorporated the integral garage as well as extending the living room to produce this substantial and modern feeling property. With planning permission in place to extend the porch and create a utility room or further bathroom, there's plenty of scope for a new owner to make their make and create a home perfectly suited to their lifestyle.



“One of our favourite places is Brancaster beach at sunset - the views are spectacular.”

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 the Vendor



Brancaster Beach

“We love the feeling of open space and light in North Norfolk. The house itself is located on a lovely quiet road that is walking distance to the beach.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0350-2424-3010-2307-6665

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: ///clubbing.chat.bulge

AGENT'S NOTE

The interior images have been digitally dressed with computer generated furniture both inside and out, in order to help visualise the scale and proportions of some of the rooms.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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