



THE STORY OF

Harbourside

Brancaster Staithe, Norfolk

SOWERBYS



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Harbourside

Main Road, Brancaster Staithe, Norfolk
PE31 8BP



Stunning Panoramic Coastal Views

Detached Victorian House

Double Fronted

Four Double Bedrooms

Vaulted Kitchen/Dining Room

West-Facing First Floor Roof Terrace

Enclosed Garden

Direct Access Out to The Staithe

Off-Street Parking


Significant Potential for Extension



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“This attractive, but unassuming, Victorian home hides within the most magnificent coastal panorama...”

Forming the eastern sentinel for the entrance to The Staithe, from the front aspect Harbourside is an attractive double fronted Victorian house. However, step inside and you are presented with a coastal panorama that many artists have emulated but there is no need to do so here.

As befits a house with such incredible views, the living space is on the first floor, allowing the ground floor to be given over for accommodation.

At the front of the house are two identically-sized double bedrooms that share a shower room, and then the principal bedroom suite is at the front with views down the garden as well as french doors out to the ground floor patio. There is a further door out to the garden which is situated beside the ground floor shower room, so ideal for stepping straight into a hot shower after a day on your boat, in the sea air.





The fourth bedroom suite is on the first floor, but the remainder of the space up here is given over to living and entertaining. The most stunning room is also the hub of every home, the incredible kitchen/dining room with its vaulted ceiling and almost cathedral-like fully glazed wall at the coastal end, allowing for that sweeping vista to not only fill the room with natural light but provide a kaleidoscopic array of compelling and ever changing scenery. Whether it be watching the innumerable skeins of geese filling the sky in winter or the flotilla of sails heading out on a full tide in the summer, this is a room that will simply delight you whatever the weather and whatever the season.



“Living here changed so much about the way we live...”

Beside this is the living room and both have glass doors that lead out to a substantial, decked roof terrace that is fully open to the west, so ideal for al fresco entertaining. Where better to sit chatting and laughing, with friends and family, watching the sun sink down over the horizon while enjoying an ice cold glass of rosé.



As well as ample off-street parking to the front, there is a large garage to the side which is ideal for winter boat storage, kayaks, bicycles, wet suits and any other essential bits of kit and clothing that help make a North Norfolk coastal holiday perfect. To the rear, the garden is fully enclosed with a gate at the bottom allowing quick access out to The Staithe or into The Sailing Club. There are also some useful outbuildings which run along the side of the lawned garden.

Harbourside has been in the same ownership for over 15 years and, whilst it has been fully enjoyed as an idyllic home-from-home and more recently as a main home, it could now benefit from some updating. Given the width and depth of the plot, there is of course huge potential to enlarge the house, particularly over the garage and adjoining the outbuildings in the garden, subject to the relevant permissions. However, it is an elegant Victorian house which is also perfectly balanced so can easily remain as it currently is. Whatever its next custodian decides, this is a house that will forever be about its position and those hypnotic views.





“We’ve loved the direct access to the sea - and being able to walk down the estuary at low tide.”



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.

ALL THE REASONS



Brancaster Staithe

IN NORFOLK
IS THE PLACE TO CALL HOME



A small coastal village, centred around the harbour, with its thriving fishing community and ideal for the sailing enthusiast.

Brancaster Staithe is located approximately halfway between Hunstanton and Wells-next-the-Sea on the north Norfolk Coast. Connected to Burnham Deepdale, between the two villages they have a variety of shops including a supermarket/petrol station, cafe, fresh fish shop, sailing school, tourist information centre and two pubs, The Jolly Sailors, and The White Horse with its superb coastal views. Brancaster is justly famous for its mussels.

Scolt Head Island is a Nature Conservation Area, set in an Area of Outstanding Natural Beauty and being only a boat trip away, depending on the tide. The island has a large breeding colony of Sandwich Terns and in winter there can be 50,000 pink-footed geese roosting on the island.

Brancaster Staithe is one of the best bird watching areas in the UK, the coastal path between Brancaster and Burnham Deepdale offers an abundance of wild life to enjoy.

There are many circular and coastal walks around the village including Barrow Common, with views over the coastline, or the Norfolk Coastal Path, which runs the length of the village, along the marshes.



Note from the Vendor



View of Brancaster Staithe

“The location is simply unique.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 8545-7022-4189-0167-8902

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: ///rashers.shepherds.ensemble

AGENT'S NOTE

Please note that some images have been virtually staged.

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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