



THE STORY OF

Sea Glass

Brancaster Staithe, Norfolk

SOWERBYS



THE STORY OF

Sea Glass

Main Road, Brancaster Staithe, Norfolk
PE31 8BP

Beautiful Detached Family House

Stunning Coastal Views

Completely Private and Secure

Five Double Bedrooms

Two Reception Rooms

Vaulted Kitchen/Dining Room

South-Facing Garden

Built by Fleur Homes

Separate Garage Block

More Than 5,000 sq. ft. of Accommodation

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com





As the electric gates open and you catch your first glimpse of Sea Glass, you cannot fail to be impressed. The subtle use of traditional Norfolk building materials allows this grand house to feel perfectly 'in sync' with its coastal setting.

Step through the door and what immediately strikes you is the wonderful sense of space; the wide entrance hall with flinted wall and double-sided log-burner is incredibly welcoming and you can so easily imagine greeting your guests here - or opening the door to a wave of children (or grandchildren) rushing in!

Whilst there are additional ancillary rooms, the ground floor is segmented into three principal living and entertaining spaces, all of which are exceptionally generous in their proportions. To the front of the house is the drawing room, an ideal room for winter nights cuddled up around the fire, watching a family film. In the middle is the heart of every family home, the kitchen/dining room. A fully vaulted room, the wonderful oak beamed 'A' frames give the room a similar feel to that of a large barn conversion. As well as the practical and sociable breakfast bar there is ample space for a dining table to seat 12; fantastic for large family gatherings. On the western side, the almost full length bi-fold glass doors open out onto the west-facing patio which is perfect for sitting out on and sipping your sundowner.

Finally at the back of the house, but still open-plan to the kitchen/dining room, is a second, and more informal, reception room. This too has a matching vaulted ceiling and bi-folds out to the south-facing garden, so it's easy to picture this room in the summer with all the doors back and a gentle sea breeze cooling the air.

There is a fun spiral staircase up to a mezzanine which overlooks this living space and could be used as a games room, a children's snug or a home gym. Below the mezzanine is a ground floor double bedroom suite, ideal for when the grandparents are staying as a guest room away from the family accommodation.





On the first floor there are two double bedroom suites, with the principal bedroom having exceptionally grand proportions and including a large walk-in wardrobe, a very generous bathroom and a decked roof terrace. Step outside and gaze across over The Staithe and far out to sea - the view from here is mesmerising whatever the time of year. Whether you are watching the vast squadrons of wild geese filling the wintery sky or the flotilla of sails flitting in and out of the harbour, this is a place where you will always enjoy seeing what makes this part of the coast so very special.

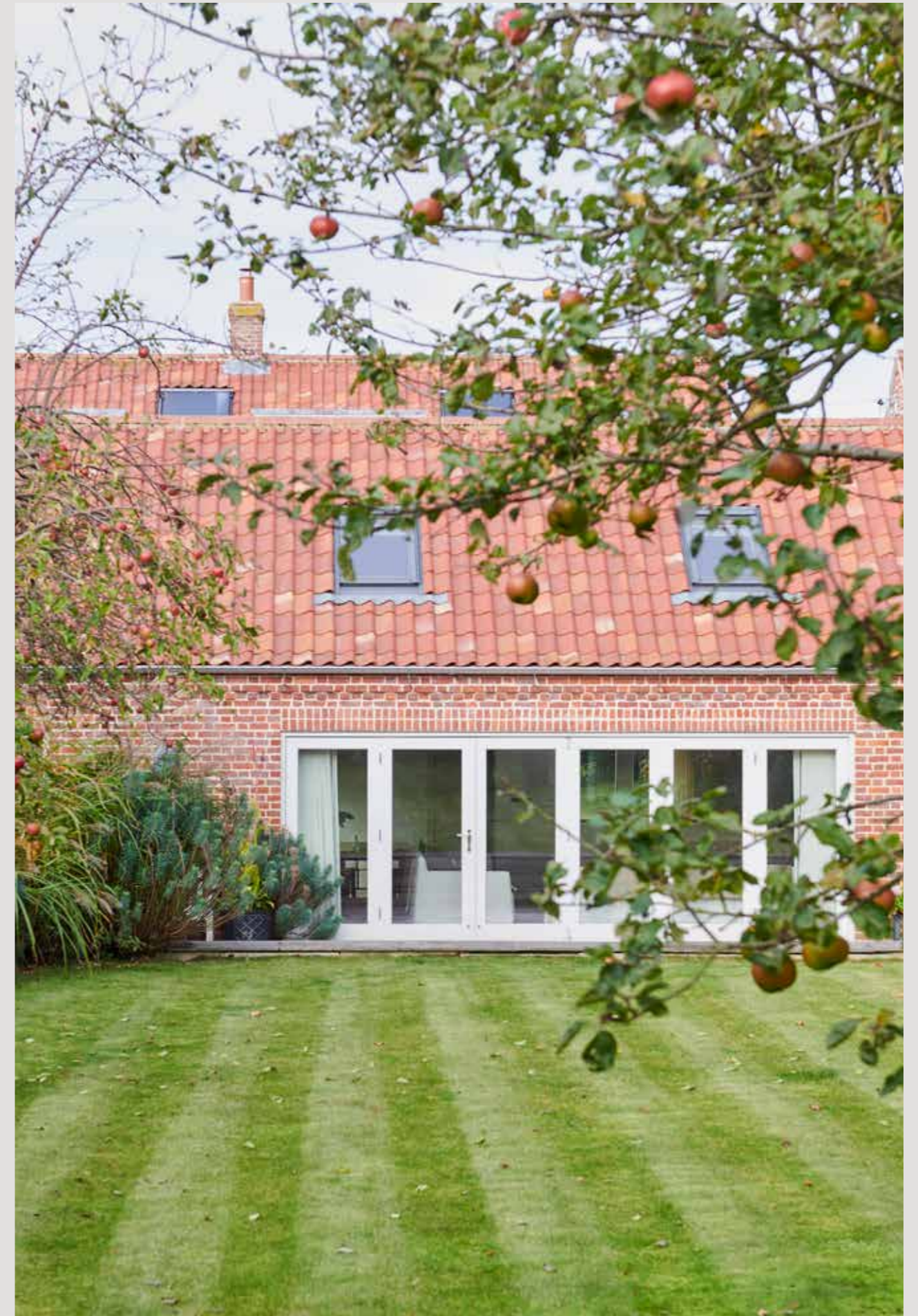
On the second floor there are two further double bedrooms which share a bathroom between them and make this an ideal children's floor. They also get even more far-reaching views than mum and dad do below!



The entire property is completely enclosed behind secure electric gates so is a very safe space to let two and four legged little ones run free. To the front there is plenty of space for cars as well as a large, separate garage block for your boat, kayaks, bicycles - or even your car should you wish.

As for outside space you are spoilt for choice, from the roof terrace at the front, to the sun-trap patio on the western side, or at the rear, the largest of them all, a south-facing garden with patio, lawn and a mature orchard.

Sea Glass is quite simply an idyllic house in every sense; its location is incredibly special, but so is its arrangement. There is somewhere for everyone to have their own space, both inside and out, and yet the family rooms are made for coming together to chatter and laugh out loud and take pleasure in the company of loved ones.





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.

Copyright V360 Ltd 2023 | www.houseviz.com

Brancaster Staithe

DISCOVER NATURE AND NAUTICAL ADVENTURES ANEW

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 over The Staithe

“We love life at The Staithe - it’s wonderful for sailing, paddleboarding and socialising.”



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating system. EV charging point within garage.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref:- 8495-2064-7939-2297-7263

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: ///buckets.seagulls.scouting

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1989 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

