



THE STORY OF

3 Links Court

Brancaster, Norfolk

SOWERBYS



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3 Links Court

Brancaster, Norfolk
PE31 8BG

Quiet Central Location

Large Free-Flowing Living Space

Central Double-Sided Fireplace

Tandem Garage and Off-Street Parking

Easy Access to all Village Amenities

Three Generous Double Bedrooms

Sheltered Secure Garden

Two Bathrooms

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...sitting in front of the log-burner on a wild and wintry day



Number Three Links Court has been in the same family for over 20 years and from the moment you step inside it is easy to understand why.

There is a wonderfully welcoming atmosphere to this house; the ground floor is almost completely open-plan and flows in a very natural way. The living space is divided around a central double-sided chimney and fireplace which, with its vast oak mantel, gives the room its character, and all of the family have loved relaxing in front of its warmth after a windy winter's walk along the beach.

At the back of the house french doors open out to a sheltered and private garden, the ideal place to sit out on a summer's morning with a cup of tea, relishing the peacefulness and tranquillity of this special location. This space has often played host to holiday barbecues with family and friends.

Upstairs, the three double bedrooms are generously proportioned, with a wonderfully light and airy feel. The principal en-suite features a roll-top bath and a separate shower, whilst the family bathroom includes a shower over the bath.

The living and sleeping space in this house is perfectly proportioned and ideal as a family home from home. The large garage is ideal for the storage of bicycles, dinghies, kayaks and crabbing lines, in fact all the equipment you could wish for to make the most of this idyllic location.

Number Three Links Court has been a fantastic base from which to enjoy North Norfolk to the full, the entire family have loved its easy access to the coastal path, enjoying long walks that take in some of the amazing pubs that our coast has to offer, but also along Brancaster Beach to see the seals in their lagoon, a sight that never fails to raise a smile. It is now time for a new family to experience the fun and happiness that they have.





First Floor
Approximate Floor Area
801 sq. ft
(74.45 sq. m)



Ground Floor
Approximate Floor Area
1104 sq. ft
(102.55 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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Brancaster

A SHINY COAST LINE AND
BIRDPWATCHING HAVEN

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



Aerial view of Brancaster

“...fantastic walks from the doorstep, down to the beach, along the coastal path, or to some fanulous pubs and restaurants.”



SERVICES CONNECTED

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

COUNCIL TAX

The property is registered for business rates.

ENERGY EFFICIENCY RATING

C. Ref: 6234-3226-2300-0754-9226

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: ///forms.tiredness.bluntly

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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

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