



THE STORY OF

Brancaster Lodge

Brancaster, Norfolk

SOWERBYS



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Brancaster Lodge

London Street, Brancaster
Norfolk, PE31 8AR

Period Property

Kitchen/Dining Room

Victorian Feature Fireplaces

Beautiful Bay Windows

Two Double Bedrooms with En-Suites

Private West-Facing Garden

Two Off-Street Parking Spaces

Central Village Location

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Nestled behind its private west-facing garden, Brancaster Lodge is a well-proportioned two-bedroom home in excellent condition.

The ground floor is perfectly arranged, with a kitchen dining room on one side, offering ample space for a dining table. You can easily envision enjoying breakfast here while planning a day on the water or a walk along the coastal path, as well as enjoying many cosy dinners all together. On the other side of the hall is the sitting room, which boasts an original cast iron Victorian fireplace and a west-facing bay window, creating a grand ambiance for a cottage.

Upstairs, both bedrooms are spacious double rooms, each with their own en-suite shower room. The double bedroom also features a bay window, while the twin bedroom showcases an original fireplace.

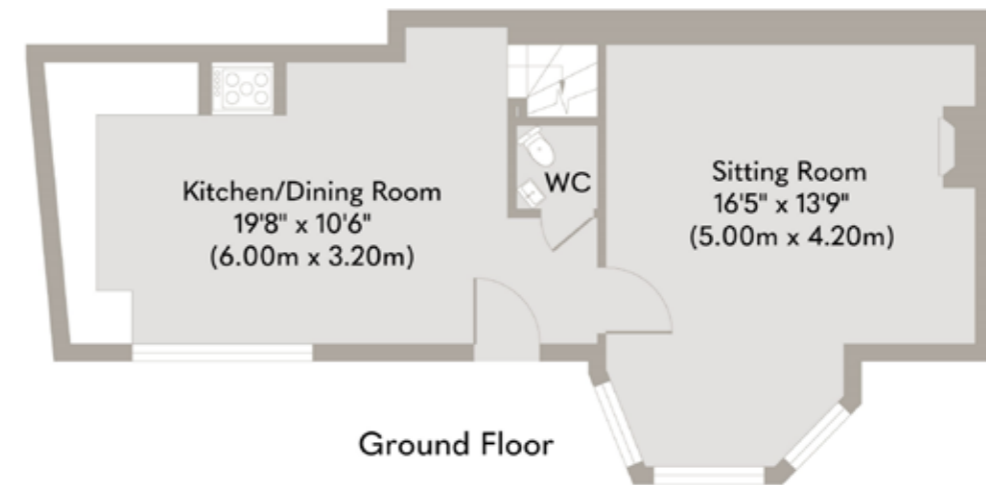
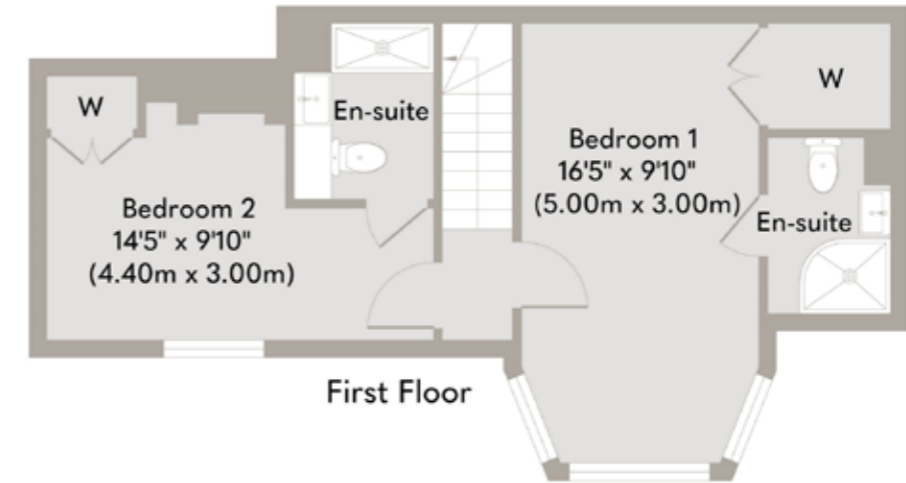
The front garden is sheltered, secure, and private, providing the ideal space to relax and watch the sunset with a refreshing drink and the barbecue cooking beside you. If cooking isn't your thing, the much-loved Ship Inn is just a short stroll away too.

Brancaster Lodge is a conveniently sized and manageable home, perfect for locking up and leaving, just as the current owners have enjoyed it for several years. The two parking spaces offer peace of mind, especially during the busy times in this popular coastal village, and it would also make an excellent holiday rental.



The bay window is a lovely spot to relax all year round.





Ground Floor Area 411 sq. ft. (38.19 sq. m)
 First Floor Area 384 sq. ft. (35.71 sq. m)
 Total Floor Area 795 sq. ft. (73.90 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 water sports, 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



View from Brancaster Lodge.

“The village has a thriving community and there is so much to do within the area.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating type to be confirmed.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 9389-3040-2203-5004-2200

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: ///everyone.worked.tango

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SOWERBYS

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