



THE STORY OF
31 The Close
Brancaster Staithe, Norfolk

SOWERBYS



THE STORY OF

31 The Close

Brancaster Staithe, Norfolk
PE31 8BS

Beautifully Extended
Four Bedroom Home

Two Bathrooms

Stylish Kitchen/Dining Room

West-Facing Sitting Room

Off Street Parking

Private Garden

Well-Presented Throughout

Short Walk to The Staithe

Peaceful Location

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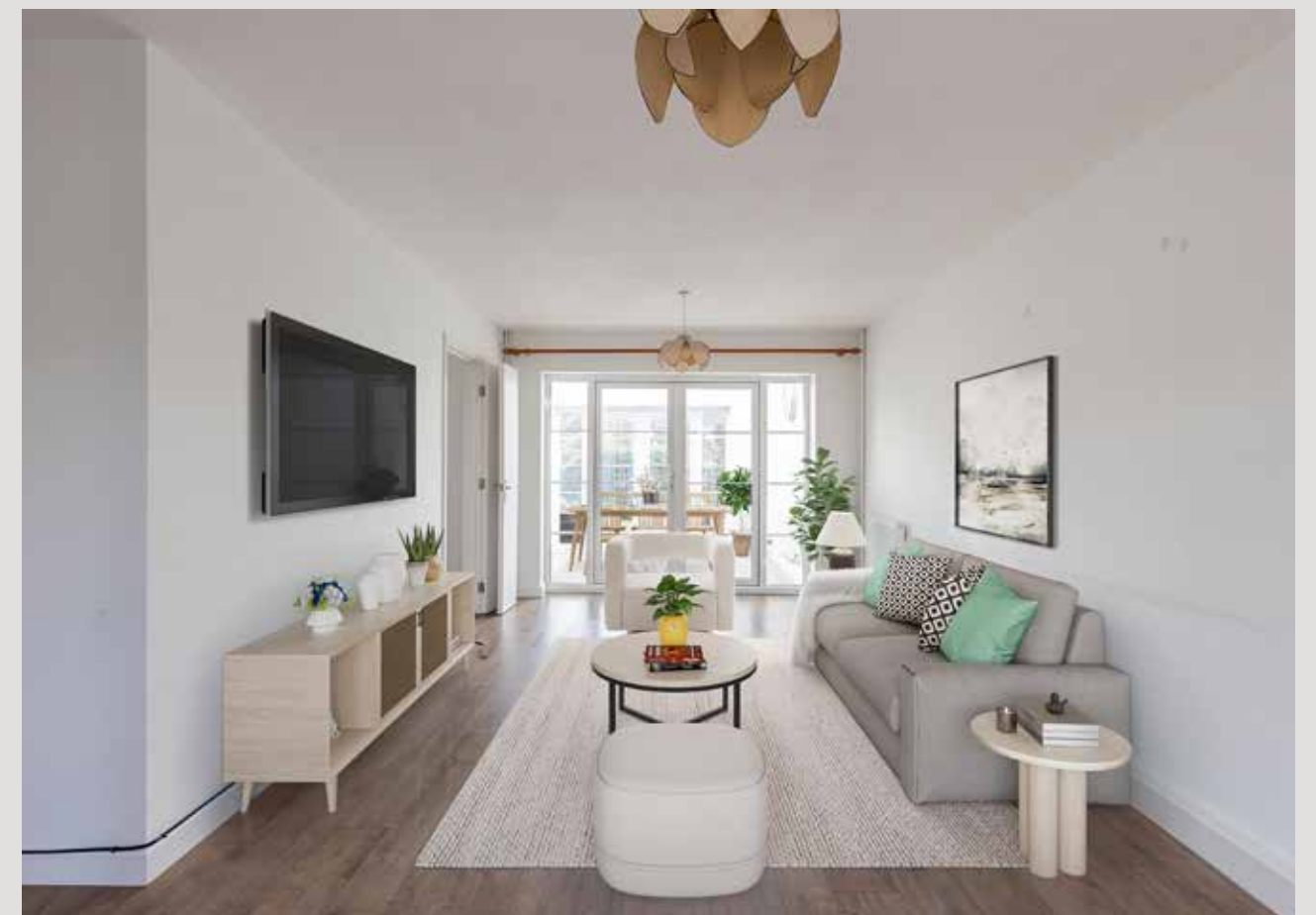
Nestled in the peaceful and picturesque village of Brancaster Staithe on the North Norfolk coast, this beautifully extended four-bedroom semi-detached home offers a blend of modern comfort and coastal charm.

The property was thoughtfully extended approximately ten years ago, creating a spacious and free-flowing ground floor. A light and airy west-facing sitting room at the front of the house is flooded with natural light, providing a warm and welcoming space. To the rear, a generous kitchen/dining room provides a fantastic place for family living and entertaining with French doors leading out to the garden allowing for a cooling sea breeze to cool the air on a sultry summer's day.

Upstairs there are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, while the remaining three bedrooms share a family bathroom. The house also benefits from off-street parking to the front and a secure garden at the rear.

The garden is east-facing, but open to the south, and is a true suntrap, offering plenty of space for outdoor relaxation and dining. The tranquil location ensures a peaceful retreat, just a very short walk from the Staithe and Sailing Club, making this property an ideal coastal haven for those seeking both serenity and convenience.

With its perfect combination of location, modern space, and natural light, this is an exceptional home for both full-time living or as a holiday retreat.





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 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



31 The Close

“We love the close proximity to the sea and wonderful coastal walks. This has been a treasured holiday home.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0180-2091-9070-2022-6961

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: ///clocks.talked.melts

AGENT'S NOTE

Some of the photos have been virtually staged and are for representation only.

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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