



THE STORY OF

6 Roman Way

Brancaster, Norfolk

SOWERBYS



THE STORY OF

6 Roman Way

Brancaster, King's Lynn, Norfolk
PE31 8XA

Detached House

Four Double Bedrooms

Three Shower Rooms

Stunning Coastal Views

Immaculately Presented Throughout

Separate Garage

Off-Street Parking

South-Facing Garden

Peaceful Location

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



Nestled in the heart of the peaceful and established Branodunum development, 6 Roman Way offers a unique opportunity to own a meticulously maintained detached home with breathtaking views of the North Norfolk coastline.

Substantially extended and fully refurbished around seven years ago, this property has been lovingly cared for by the current owners, ensuring it remains in immaculate condition. Situated on the eastern edge of one of North Norfolk's most celebrated coastal villages, this 'upside-down' style property has been cleverly designed to maximise its incredible views.

“Whenever we visit here it definitely helps to lower the stress levels from general life and work.”

The downstairs accommodation features three generous double bedrooms, including a principal suite with en-suite shower room. The other two bedrooms share a well-positioned shower room, ideally located next to the utility and boot room. The utility space is perfect for stripping off muddy and salt-stained sailing gear after a paddle out to Scolt Head, or for rinsing off sandy paws and feet after a fun-filled day at Brancaster Beach.





Upstairs, the open-plan living and entertaining area is a real highlight, flooded with natural light from two sets of fully glazed French doors. These not only invite the outdoors in but also frame stunning views across the sea and the picturesque countryside to the rear. The expansive space is perfect for both relaxing and hosting family and friends, with a further double bedroom suite offering privacy and comfort.

Outside, the property is complemented by off-street parking, as well as a separate single brick garage, ideal for storing bicycles, kayaks, and all the essential equipment for enjoying Norfolk's natural beauty. To the rear, the south-facing garden offers a tranquil and private setting, providing a peaceful retreat to unwind and soak up the sunshine.

“When you’re outside in the garden it is always so quiet and you can hear nature all around.”

6 Roman Way has served as an idyllic home-from-home for the current owners and has also been a highly successful and popular holiday let, making it an ideal choice for those seeking a perfect balance between a coastal retreat and a lucrative investment opportunity.



First Floor
Approximate Floor Area
804 sq. ft
(74.74 sq. m)



Ground Floor
Approximate Floor Area
836 sq. ft
(77.75 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.

Copyright V360 Ltd 2025 | www.houseviz.com

Brancaster

A SHINY COAST LINE AND
BIRDWATCHING 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



"We've loved looking out of the living room French doors and appreciating the sea view and big skies..."



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0244-2870-6192-9598-8325

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: ///rate.partly.movement

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

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.



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

