

THE STORY OF

4 Dormy House

Brancaster, Norfolk

SOWERBYS



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Brancaster, Norfolk
PE31 8AT

Coastal Location

Two Double Bedrooms

Open Plan Living and
Dining Room

Private Parking

Coastal Views from Bedroom

Large Communal Gardens

Short Walk to Beach

Short Walk to The
Ship Public House

Located in an Historic
Victorian Country House

Ideal Home Away From Home
or Successful Holiday Let

SOWERBYS BURNHAM MARKET OFFICE

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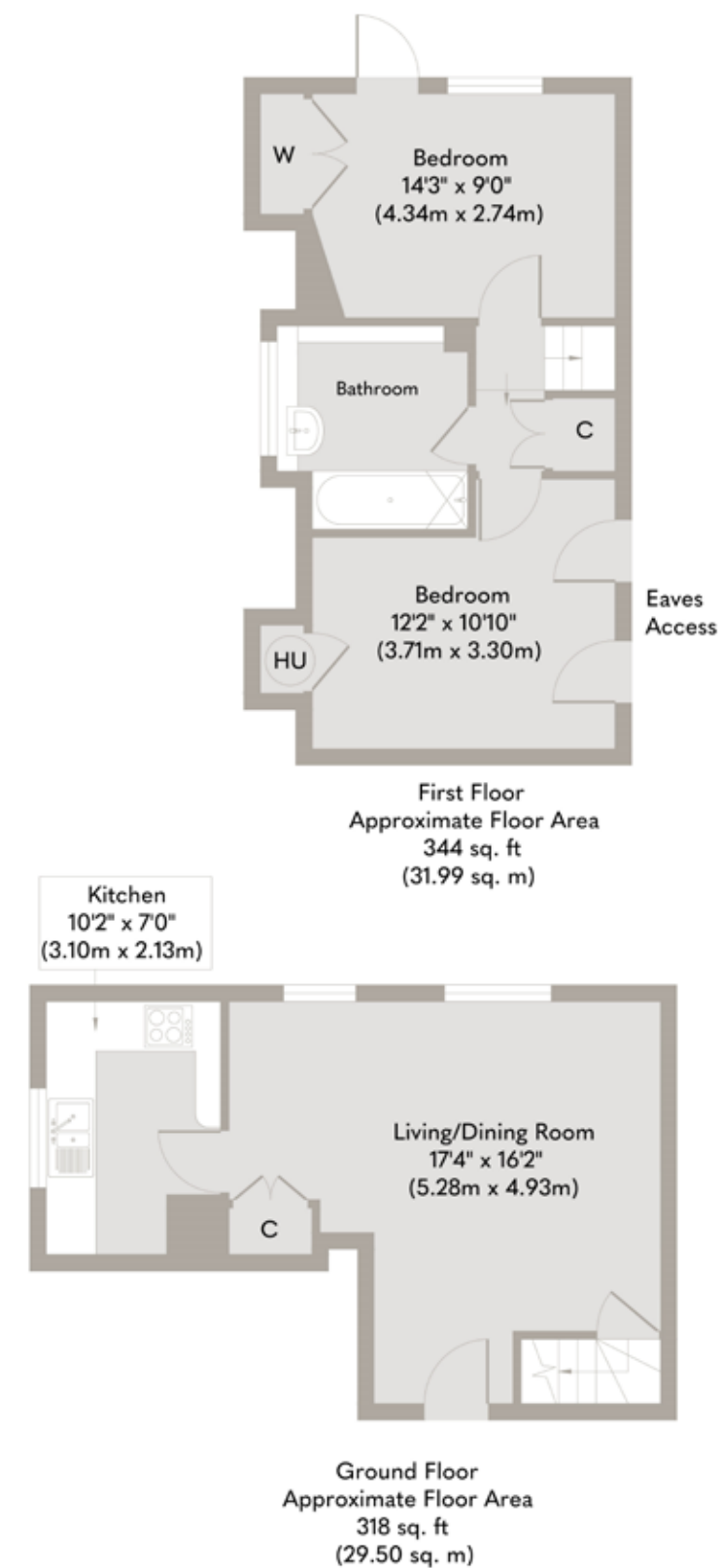
This charming two-bedroom split-level apartment is situated in a historic converted Victorian country house hotel, offering the ideal coastal retreat. Spread across the first and second floors, the entrance leads you into a spacious 'L' shaped reception room, perfect for both lounging and dining after a stroll along the coastal path to Brancaster Staithe and beyond.

The separate galley kitchen has been tastefully refurbished, providing a stylish space for culinary enthusiasts. Upstairs, you'll find two spacious double bedrooms, one of which boasts stunning coastal views. The first floor is completed by a stylish and modern family bathroom.

The property includes private off-street parking for one allocated vehicle, essential for this popular coastal village during the summer months. A large communal lawned garden at the front of the building offers a peaceful spot where you can relax with a good book.

Dormy House boasts one of the best locations not only in the village but along the entire north Norfolk coast. Step outside and you can reach Brancaster Beach in under 15 minutes on foot or visit the award-winning Ship Inn in the opposite direction. The Coastal Path is conveniently located close to the front of the building, offering easy access to our beautiful coastline.





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
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 would describe our home as peaceful, relaxing and comfortable, a lovely home from home."



SERVICES CONNECTED

Mains water, drainage and electricity. Heating via electric heaters.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref:- 0390-2137-9420-2405-2625

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

Share of freehold.

Quarterly Service Charge: £509.50

Annual Contingency Fund: £390

Annual Holiday Letting Charge: £250

LOCATION

What3words: ///clan.feuds.passes

AGENT'S NOTE

Only homeowners are permitted to keep pets (not tenants).

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.



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