



THE STORY OF

48 Dale End

Brancaster Staithe, Norfolk

SOWERBYS

S

THE STORY OF

48 Dale End

Brancaster Staithe, Norfolk
PE31 8DA

Three Bedrooms

Family Bathroom

En-Suite Shower Room

Open Fireplace

East-Facing Garden

Peaceful Location

Easy Walk to Village Pubs

Close to Coastal Path

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com

Nestled in a tranquil corner of Brancaster Staithe, a very popular North Norfolk village, this charming three-bedroom, single-storey home offers the perfect blend of comfort, convenience, and coastal charm.

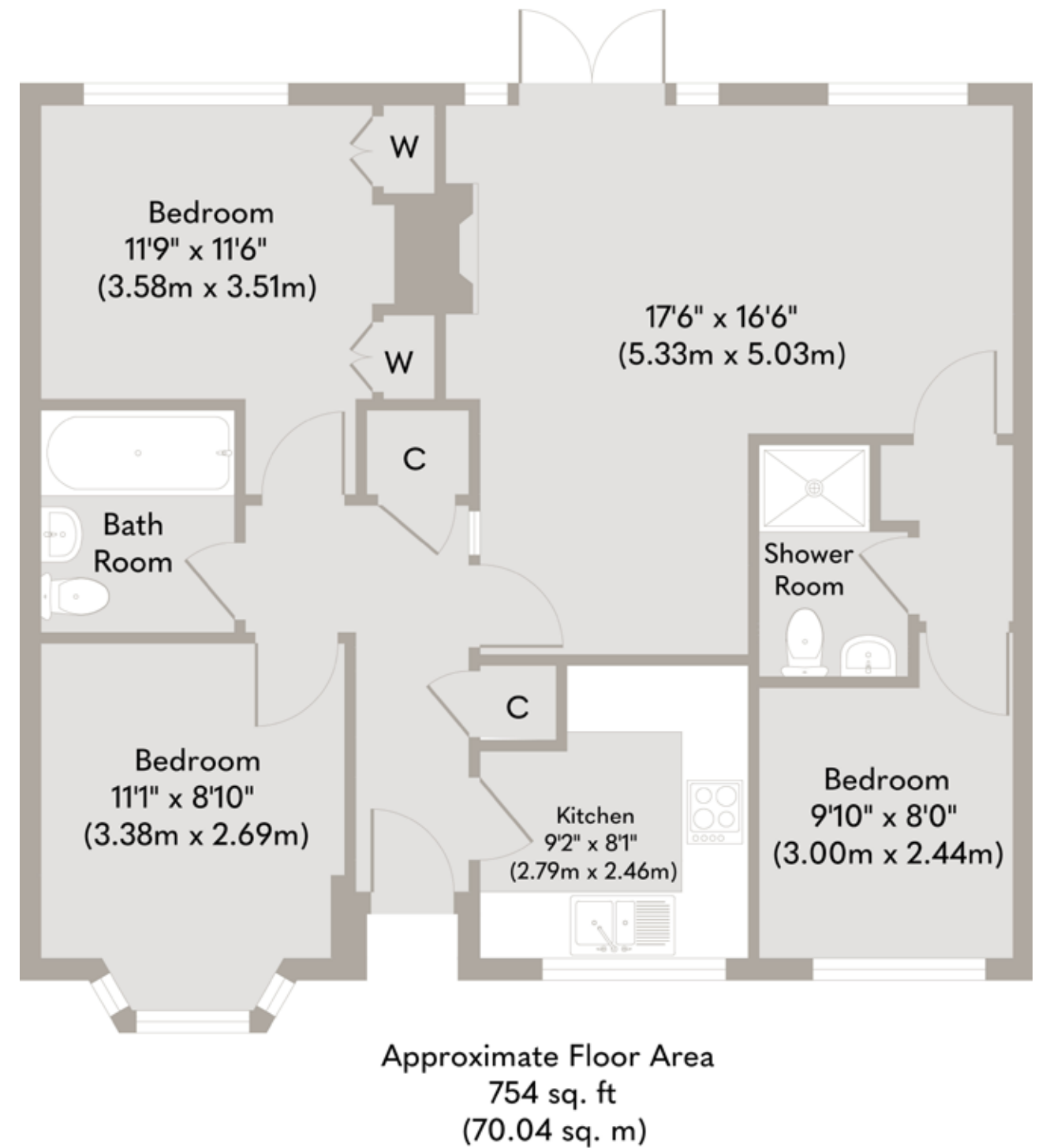
Whether you're drawn to the area's renowned sailing community or simply looking for a peaceful retreat near the water, this well-presented home is a true gem. Originally a two-bedroom property, a clever conversion of the garage has created a spacious bedroom suite with its own shower, offering flexibility for guests or family members. At the heart of the home, the welcoming reception and dining room are anchored by a central fireplace - a cosy retreat after a bracing winter walk along the Norfolk coast. Come summer, throw open the French doors and let the fresh sea air drift through.

The rear garden, east-facing but open to the south, is a sun trap in the mornings and a delightful spot for afternoon relaxation. Designed for easy maintenance, it provides a private outdoor space without the burden of constant upkeep. Meanwhile, off-street parking at the front ensures practicality and ease.

Beyond the doorstep, Brancaster Staithe's celebrated lifestyle awaits. From a morning sail out of The Staithe to lively evenings at one of the village's two popular pubs - The White Horse for fine dining or The Jolly Sailors for relaxed family meals - there's always something to enjoy. In summer, the vibrant music festivals add to the charm, making this coastal haven a perfect place to call home year-round.

48 Dale End has been a much-loved family retreat and home-from-home. The owners have cherished the peacefulness of the location as much as the ease of access to all the wonderful attributes of this beautiful part of the coast.





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 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



“Having lived here for 52 years, it’s easy to enjoy the quietness of the area - whilst the house and garden are easy to maintain.”



SERVICES CONNECTED

Mains water, electricity, and drainage. Electric heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///offerings.reception.lightbulb

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

