



THE STORY OF

Russett Lodge

Brancaster, Norfolk

SOWERBYS



THE STORY OF

Russett Lodge

Cross Lane, Brancaster, Norfolk
PE31 8AE

Detached Bungalow with a Generous 0.28-Acre
Plot (STMS) and Development Potential

Walking Distance to Beach, Golf Club, and Village
Pub

Three Double Bedrooms, Including En-Suite to
Principal

Modern Family Shower Room

Spacious Kitchen/Diner Flowing into Bright
Living Area

Mature Wrap-Around Gardens

Detached Brick Garage and Ample Parking

Potential for Sea Views with Redevelopment

Rare Chance to Create Your Dream Coastal Home

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com





Tucked away on the quiet and little-known Cross Lane, a peaceful pocket on the coastal side of Brancaster, Norfolk's most desirable village, this charming single storey detached home offers a rare opportunity to embrace coastal life at its most tranquil.

Set within a generous 0.28-acre plot, this well-kept, three-bedroom property enjoys an enviable position just a short walk from the beach, golf club and village pub, it combines privacy, space and the allure of village living. The accommodation includes three double bedrooms, one with a private en-suite shower room, while the remaining two share a separate modern shower room, ideal for family life or welcoming guests. The heart of the home is a spacious kitchen-dining room, flowing through to a comfortable living area, all ready for a new chapter and a fresh vision.

Lovingly maintained since it was built just over 30 years ago, the home offers a solid foundation for those looking to modernise and personalise. For the more ambitious, the size and setting of the plot open the door to something truly exceptional. Like others along this coveted lane, you might choose to reimagine the property entirely – creating a bespoke two-storey home to fully capitalise on the potential for uninterrupted coastal views.

Outside, mature gardens wrap around the home, offering ample space for outdoor entertaining or quiet reflection, with off-street parking and a separate brick garage adding practicality to the picture.

Whether you're dreaming of a low-key coastal retreat, a stylish modern renovation, or a bold architectural statement, this is a rare chance to make your mark in one of North Norfolk's most treasured settings.





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 Sowerbys



Brancaster, Norfolk

“Russetts Lodge is pleasantly situated on one of North Norfolk's best kept secret coastal roads.”



SERVICES CONNECTED

Mains water, drainage and electricity. LPG central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 7419-8122-1000-0692-9222

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: ///spearing.budget.strain

AGENT'S NOTE

Some photos have been virtually staged to show how the property could look once furnished.

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

