



THE STORY OF

Barmstone House

Brancaster, Norfolk

SOWERBYS



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Barmstone House

Brancaster, Norfolk
PE31 8AZ

Elegant Double Fronted Victorian House

Six Bedrooms and Two Bathrooms

Original Tessellated Tiled Flooring

Three Reception Rooms

Enclosed and Private South Facing Garden

Short Walk to Beach and Pub

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Situated in the heart of picturesque Brancaster, Barmstone House is a charming double-fronted Victorian home steeped in warmth, character, and family history.

Moments from the sandy beach, Norfolk Coastal Path, and The Ship pub, this beautifully proportioned house is ideal for seaside holidays or full-time living.

Upon entering the elegant hallway with its striking tessellated tile floor, Barmstone House welcomes you with its flowing layout. To one side a cosy sitting room with an original cast iron fireplace which then opens into the dining room, perfect for entertaining. Across the hall, a separate drawing room with another original fireplace and wood-burning stove offers a snug retreat.

The ground floor also features a well-equipped kitchen, utility room, and guest WC.

Upstairs, the first floor offers three spacious double bedrooms, two with original fireplaces, and a charming single bedroom. The principal bedroom includes a walk-in dressing room, with all rooms sharing a generous family bathroom.

The second floor provides two further bedrooms, a modern shower room, and a central games or TV room, a perfect zone for fun or quiet evenings.

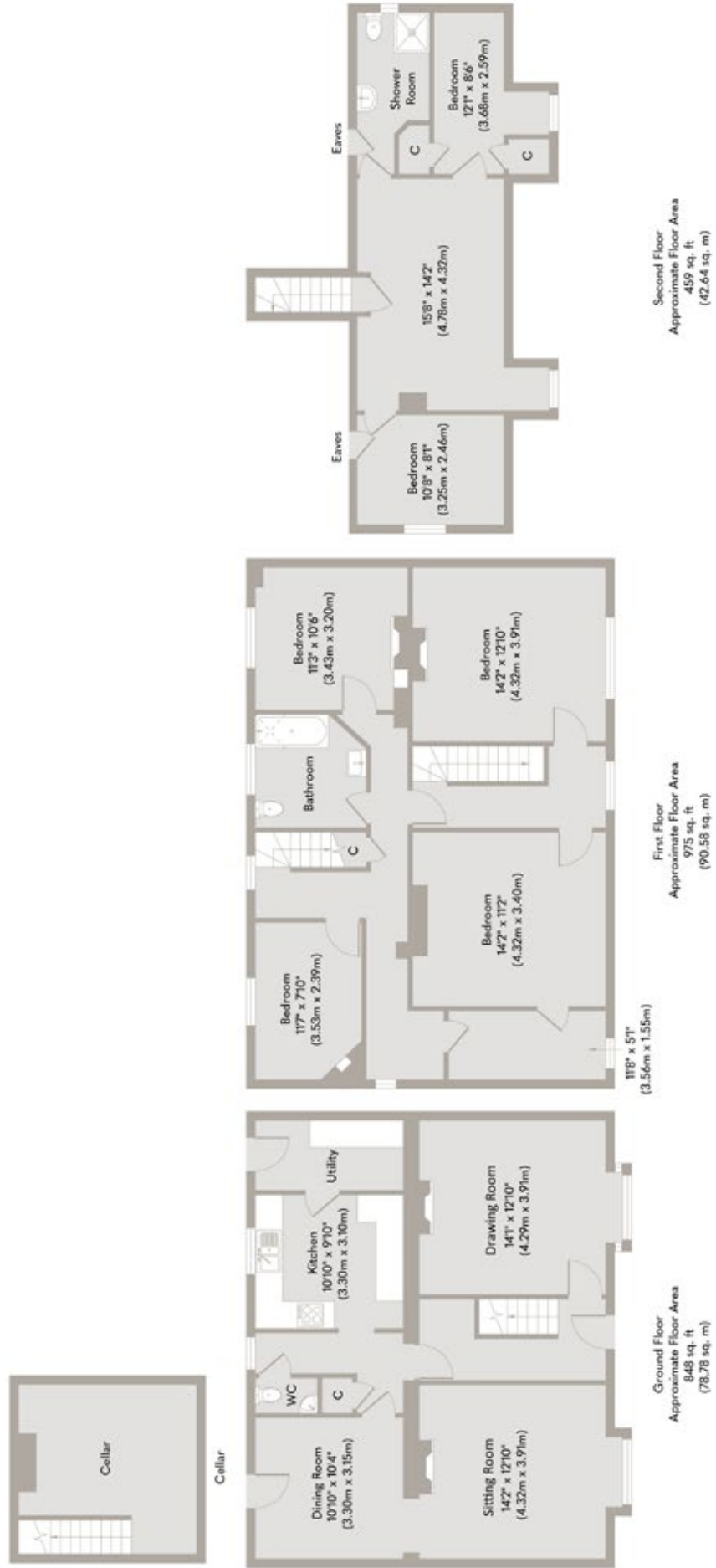
Outside, the south-facing rear garden, open to the east and west, is a sun trap, ideal for family and pets. A side passage provides both useful storage and access through to the garden.

Barmstone House has been cherished by one family for many years. Now, it awaits a new chapter, offering memories in one of North Norfolk's prettiest coastal villages.



Cherished by one family
for years, now ready for
a new chapter in one
of Norfolk's prettiest
villages.





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.

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



“In the heart of Brancaster, Barmstone House is a charming Victorian home full of warmth, character, and history.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

F. Ref:- 9743-3052-9203-8185-6200

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: ///explores.though.snoring

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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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

