



THE STORY OF

Sea Salt Cottage

Brancaster Staithe, Norfolk

SOWERBYS



THE STORY OF

Sea Salt Cottage

Brancaster Staithe, Norfolk
PE31 8BP

Three Double Bedrooms

Principal Suite with Walk in Dressing Room

Two Bathrooms (One En-Suite)

Stunning Vaulted Kitchen Dining Room

Spacious and Light Reception Room

South Facing Private Garden

Off Street Parking

Very Close to The Staithe

Fleur Home

Energy Efficient

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com





Conveniently located on the western side of the idyllic coastal village of Brancaster Staithe, Sea Salt Cottage is a beautifully crafted modern retreat that perfectly blends contemporary living with traditional charm, just a two-minute stroll from the water's edge.

Built just five years ago by Fleur Homes, renowned for quality craftsmanship and designs that complement Norfolk's timeless architecture, this three bedroom, two bathroom home is finished to an exceptional standard throughout.

Step inside to discover a bright and spacious layout, thoughtfully reconfigured by the current owners to create an airy, open plan feel at the heart of the home. The welcoming reception flows into the central hallway, enhancing the sense of light and space and making it ideal for both relaxed everyday living and entertaining guests.

At the rear, the vaulted kitchen and dining room is a true showstopper. Bathed in natural light, with sleek finishes and doors opening directly onto the garden, it captures the very essence of indoor outdoor living.

Upstairs, three generous double bedrooms provide ample accommodation for family and friends, complemented by two stylish bathrooms. The principal suite enjoys both an en-suite shower room and a large walk in dressing room, a rare and generous feature for a three bedroom cottage.

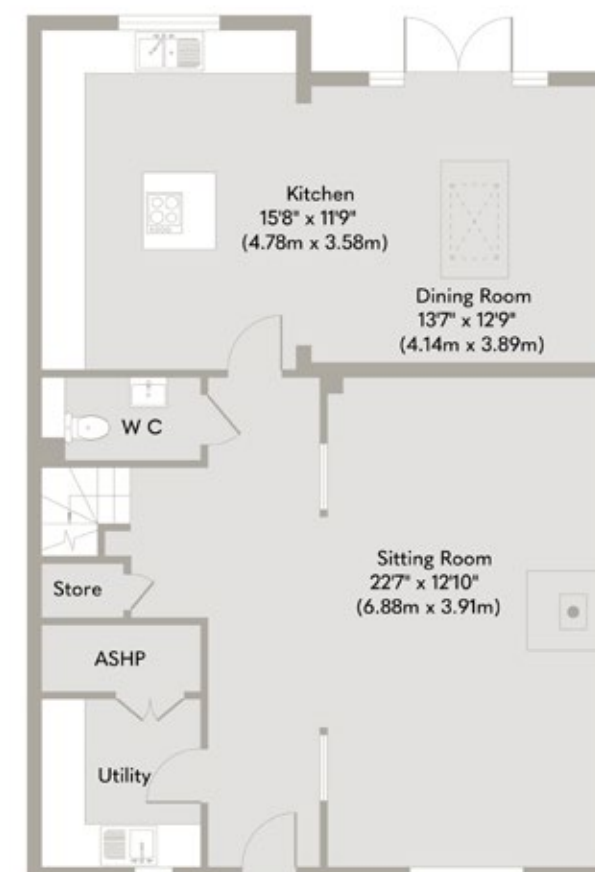
Outside, the south facing garden is beautifully landscaped, wonderfully private and fully enclosed. A raised patio makes summer dining a joy, while cleverly designed double gates allow the space to convert into secure off street parking or boat storage during the winter months. Beyond, there are two further parking spaces and an EV charging point.

Whether as a full time residence, a luxurious second home or a high end holiday let, Sea Salt Cottage offers an enviable lifestyle in one of North Norfolk's most desired coastal villages.

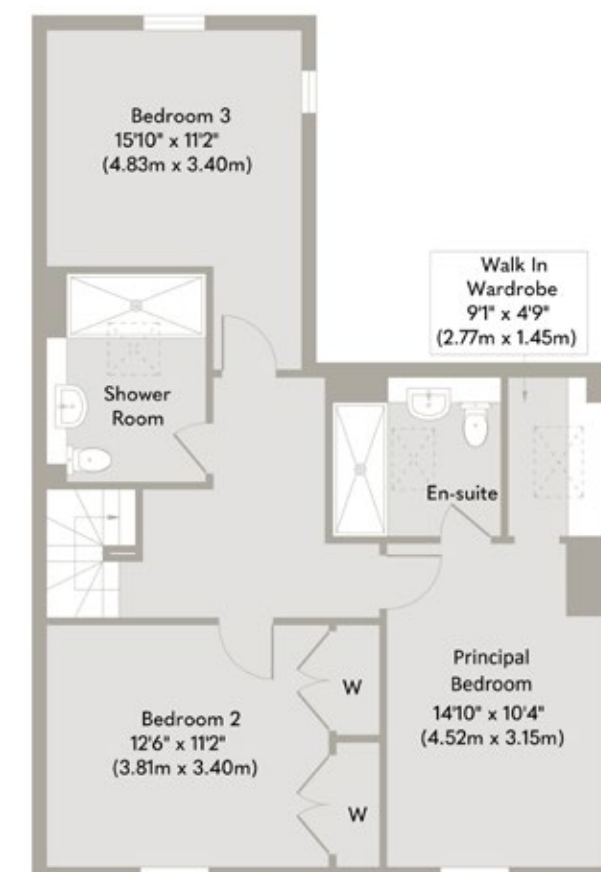








Ground Floor
Approximate Floor Area
966 sq. ft
(89.74 sq. m)



First Floor
Approximate Floor Area
775 sq. ft
(71.99 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 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 Sowerbys



“Outside, the south facing garden is beautifully landscaped, wonderfully private and fully enclosed.”



SERVICES CONNECTED

Mains electricity, water and drainage. Heating via Air Source Heat Pump.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref: 2539-7038-0000-0153-8222

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: ///mural.reds.thumbnail

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

