

HOLLY BANK

BRANCASTER STAITHE





A BEAUTIFUL RENOVATION
PERFECTLY POSITIONED

PRIME COASTAL LOCATION

DESIGNED BY RENOWNED ATELIER ASSOCIATES

STRIKING COASTAL CONTEMPORARY HOME

IMPRESSIVE FIRST FLOOR BALCONY

ELEGANT SECOND FLOOR PRINCIPAL SUITE

IMPRESSIVE FAMOUS MARSH VIEWS TO THE
NORTH AND COUNTRYSIDE VIEWS TO THE SOUTH

BOOT ROOM AND UTILITY

BEAUTIFULLY FINISHED INTERIORS

SEPARATE CARPORT AND BOAT STORE, WITH FIRST
FLOOR HOME OFFICE OR PLAYROOM

A RENOVATED ELEGANCE TO CALL HOME

A home which truly encompasses exceptional living, Holly Bank is a detached and renovated property nestled in the picturesque coastal village of Brancaster Staithe.

Designed by **Atelier Associates** and built to the highest standards by one of North Norfolk's most highly regarded developers - **The Willow Group** - this property blends contemporary luxury with timeless elegance. With interior design finishes from the renowned **Homestagers**, along with kitchen and bathrooms designed by **Henry Rose Interiors**, Holly Bank is destined to captivate its audience.

From the moment you step into the grand triple-height entrance hall, you'll sense the meticulous attention to detail. This striking space offers line-of-sight views through to the gardens beyond, creating an immediate connection to the outdoors. The heart of the home is the expansive open-plan kitchen/dining/family room, where an almost entirely glazed southern wall floods the space with natural light. These panels slide back to allow seamless indoor-outdoor living, while the covered patio ensures al fresco dining is possible in any season. Complementing this space is a large, separate sitting room with triple glazed aluminium french doors, which open to the garden, perfect for relaxing evenings or entertaining guests in style.

On the first floor, three generously sized en-suite bedrooms provide a haven of comfort, including one with retractable glass walls opening onto a substantial south and west-facing roof terrace. Enjoy famous marsh views to the North and delightful countryside views to the South on the top floor. A true retreat, the principal suite features a sumptuous bathroom with a roll-top bath, a double shower, and a walk-in wardrobe.

Holly Bank sits centrally within a secure, walled plot, offering a separate carport and boat store with a versatile attic room ideal for a home office or playroom. Landscaped gardens complete this exquisite home, providing a serene setting in one of Norfolk's most desirable coastal villages.









REVITALISING PROPERTY

Dedicated to crafting exceptional new homes across the East of England, Willow Group Estates Ltd has a primary focus on North Norfolk, while also expanding into Hertfordshire and Bedfordshire.

With more than 30 years of experience, Phil and John began their careers as subcontractors for national house builders before shifting to high-end developments a decade ago. Their deep expertise is further supported by Steve's extensive background in private equity, ensuring a strong financial foundation for the business. Buyers can be confident in the solid financial backing of Willow Group Estates.

After years of building standard, mass-market housing for national developers, Willow Group is committed to setting a new standard. Embracing unique challenges, they have built an impressive portfolio of distinctive projects, including the conversion of churches, windmills, convents, Grade II listed barns, and even a former Grade II listed school.

"We bring the vision from our bespoke conversions into our new builds, setting us apart," says the team. "We refuse to settle for ordinary. Our commitment is always to deliver exceptional quality and ensure our buyers are delighted. Our reputation is built on this, and we strive to make every homeowner proud to recommend us to family and friends."



FLOOR PLAN & MEASUREMENTS



Ground Floor Approximate Floor Area

Kitchen/Dining Room
Sitting Room
Utility Room

1,600 sq.ft (148.64 sq.m)
29'7" x 16'7" (9.02m x 5.05m)
17'8" x 17'11" (5.39m x 5.46m)
10'7" x 10'3" (3.23m x 3.12m)

First Floor Approximate Floor Area

Bedroom 2
Bedroom 3
Bedroom 4 and En-Suite

1,207 sq. ft (112.13 sq. m)
20'9" x 15'7" (6.32m x 4.75m)
18'5" x 10'2" (5.61m x 3.10m)
17'11" x 10'3" (5.46m x 3.12m)

Second Floor Approximate Floor Area

Principal Bedroom
Library/Dressing Room
Study

1,041 sq. ft (96.71 sq. m)
22'1" x 18'4" (6.73m x 5.59m)
14'11" x 10'4" (4.55m x 3.15m)
10'4" x 10'3" (3.15m x 3.12m)

Outbuilding First Floor Approximate Floor Area

Home Office

407 sq. ft (37.81 sq. m)
25'2" x 14'5" (7.67m x 4.39m)

Total Approximate Floor Area

4,255 sq. ft (395.30 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

SPECIFICATION

CONSTRUCTION

- Extension and remodelling of existing house.
- Main roof natural grey slate.
- Featured zinc roofs on part.
- Featured sedum roofs on part.
- Featured Norfolk Flint walls - Internal and external.
- Seamless aluminium guttering.
- Oak fascia soffits and external cladding.
- Eco Rend Portland stone maintenance free render to part external.
- Triple glazed aluminium windows.
- Triple glazed aluminium front door.
- Large triple glazed aluminium french doors.
- Natural slate copings to parapets.

EXTERIOR

- Paved outside entertaining space designed to capture the sun.
- Private electric gates.
- External power point.
- Fully turfed rear garden.
- Gravel drive with block paved edging.
- Mature tree planting to boundaries.
- Modern bespoke designed metal main gate with steel pedestrian gate.
- Intercom system to main gate.
- Close boarded fence (1.8m high) to all boundaries.
- Fully planted flower beds to front elevation.
- Composite decking to balconies.
- Balconies fully glazed.
- Hot and cold external tap.
- Large porcelain ceramic slabs to patios.
- Burglar alarm.
- CCTV.

INTERIOR

- Feature flint fireplace with black wood burner.
- Feature flint wall to kitchen.
- Natural thick slate hearth.
- Brushed brass door furniture.
- Brushed brass electrical fascia plates.
- Glass balustrades to staircases.
- Carpets by Cormar, Malabar Husk.
- Italian and Spanish Floor and wall tiles designed and supplied by Henry Rose Interiors of Cambridge.
- Smart Heat miser system to operate heating system remotely.
- Built-in Wardrobes from Mirror Image.
- Wi-Fi repeaters.
- Feature log effect gas fire to kitchen/dining/family room.
- High quality engineered oak parquet flooring to sitting room.
- High quality wide board engineered oak flooring to home office.

KITCHEN / PANTRY

- Kitchens designed and installed by Henry Rose Interiors of Cambridge.
- Kitchen by Rotpunkt.
- Ceramic Worktops.
- Appliances by Neff
- Combi microwave over, slide and hide oven, coffee machine, Bora vented hob, tall fridge, tall freezer, Neff 44 bottle wine cooler set within drinks cabinet, including undermount bar sink with tap.
- Quooker flex boiling tap with cube fizzy and chilled filter water.
- Pop up electrical power bank with USB.

UTILITY ROOM

- Kitchen units by Rotpunkt
- Ceramic Worktops.
- Bosch Washing machine.
- Bosch Dryer.
- Stainless steel sink.

EN-SUITES AND BATHROOMS

- All En-suites and bathrooms designed by Henry Rose Interiors of Cambridge.
- All bathrooms designed as wet rooms.
- Integrated rain fall shower heads built into the ceiling by Crosswater.
- Brushed brass sanitary ware furniture by Crosswater.
- Brushed brass heated towel rails and towel holders by Crosswater.
- Underfloor heating to all bathrooms.
- Feature bathroom TV in principal bedroom en-suite.

FLOORING AND LIGHTING

- All glazed tiling designed and supplied by Henry Rose Interiors of Cambridge.
- Pooky brushed brass wall lights.



- Feature Pooky lights over kitchen islands.

GENERAL INFORMATION

- Show furniture can be included under separate negotiation.
- External oil boiler for water and heating.
- Enclosed oil tank for heating fuel storage.
- Underfloor heating to ground floor and radiators to upper floors.
- High-speed broadband.
- 12 Month developer warranty.
- Flat roof, central heating, appliances and fenestration guaranteed.
- EV charger.

AGENT'S NOTE

- Driveway leading to Holly Bank is owned by the property, with right of access granted to neighbouring Stonecrop Cottage.
- Partition screen in hallway to be fitted as per ground floor plan.





A COASTAL GEM TO CALL HOME

Nestled along the stunning North Norfolk coastline, Brancaster Staithe is a small village bursting with charm and activity. Centred around its picturesque harbour, this thriving fishing community is a haven for sailing enthusiasts and lovers of the great outdoors. Connected to Burnham Deepdale, between the two villages there's a variety of shops including a supermarket/petrol station, cafe, fresh fish shop - the area is renowned for its mussels, a sailing school, tourist information centre and two pubs, The Jolly Sailors, and The White Horse with its superb coastal views.

The surrounding area adds to Brancaster Staithe's allure. A short boat trip leads to Scolt Head Island, a protected haven for bird life and an Area of Outstanding Natural Beauty. To the east, Burnham Overy invites visitors to its peaceful harbour and scenic walks, while Burnham Market enchants with boutique shopping and refined dining. The Norfolk Coastal Path winds through these areas, offering breathtaking views and abundant wildlife. Together, Brancaster Staithe and its neighbouring villages create a harmonious blend of adventure, relaxation, and coastal charm.

FINDING YOUR COASTAL HOME

HOLLY BANK

BRANCASTER STAITHE

The Drove, Brancaster Staithe, PE31 8FH

LOCATION - WHAT3WORDS: ///purse.being.swept



For all enquiries, contact

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