



THE STORY OF

Spinnakers

Brancaster Staithe, Norfolk

SOWERBYS



THE STORY OF

Spinnakers

3 Town Lane, Brancaster Staithe, Norfolk
PE31 8BT

Fleur Homes Property

Four Double Bedrooms

Two En-Suites

Beautiful Kitchen/Dining Room

Reception Room

South-Facing Terraced Garden

Private Road

Private Off-Street Parking

Space for Boat

Air Source Heating

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com





Quietly positioned away from the hustle and bustle of this popular coastal village, Spinnakers is a beautifully presented, four double bedroom house which was completed in 2020 by the award winning Fleur Homes.

Whilst Spinnakers does have a formal front door, this is a house that will almost always be entered via the back door, straight into the utility and boot room. Where better to kick off sandy sandals or muddy boots whilst letting the four legged family members shake off and dry out! From here, the central hall is both substantial and welcoming. This is a hallway to greet guests, whether for a summer barbecue or Christmas drinks and it has such wonderful proportions. It also perfectly links the cosy reception room on one side with the stylish and generous kitchen/dining room on the other. Bi-fold doors open up to give access out to the terraced garden, and during the summer time the family consider this space an extension of their house, such is its light and shelter.



Upstairs there are four double bedrooms; the principal suite has a walk-in dressing room whilst one of the others has an en-suite shower room, and the other two share a bathroom.



Outside and to the rear is the simple to maintain south-facing garden, which is fully enclosed, so very safe for two and four legged little ones. The raised terrace provides a perfect sun trap to catch all the afternoon and evening light and is the perfect place to watch the sun set with an ice cold drink in your hand. To the other side of the house there are three off-street parking spaces so ample space for cars and boat storage.

Spinnakers has been a much loved home from home since it was completed, with our sellers loving the easy access down to The Staithe, an easy walk with their kayaks, whilst at the same time being both private and peaceful, even at high tide in the summer holidays! In fact, so much have they loved Spinnakers and its location, they are only selling to buy their main home within the village.



First Floor
Approximate Floor Area
1048 sq. ft
(97.32 sq. m)



Ground Floor
Approximate Floor Area
1238 sq. ft
(115.02 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 2023 | 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



“We’ve loved being close to the water for sailing, paddle boarding and kayaking, and there are amazing walks and cycle routes nearby...”



SERVICES CONNECTED

Mains electricity, water and drainage. Air source central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 9603-3002-1308-8489-4200

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: ///circles.skirting.enabling

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

