



THE STORY OF

# Town Farm

*Brancaster, Norfolk*

SOWERBYS





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# Town Farm

Brancaster, Norfolk  
PE31 8AP

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Substantial Detached House

Four Double Bedrooms

Large Kitchen Breakfast Room

Two Further Reception Rooms

Billiards and Games Room

South Facing Gardens

Second Floor Coastal Views

Integrated Double Garage

Gated, Secure and Private

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Built in the late 1990s, Town Farm is a spacious and beautifully arranged home, perfectly suited to modern family living. Designed with both practicality and comfort in mind, its layout ensures an effortless flow between rooms, creating a welcoming and versatile space for every aspect of daily life.

At the heart of the home is the expansive kitchen and family dining room, complete with an Aga oven that adds warmth and character. A conservatory extends from the dining area, offering a bright and airy space to enjoy relaxed family suppers, morning coffee, or a quiet moment with a good book. For more formal occasions, the separate dining room provides the perfect setting for Christmas feasts, Easter celebrations, and elegant dinner parties.

The reception room is both cosy and generous, centred around a charming inglenook fireplace with a log burner—ideal for curling up on chilly evenings. French doors open directly onto the garden, seamlessly connecting indoor and outdoor living. Double doors lead to a study, a peaceful retreat for working from home, reading the latest thriller, or simply enjoying some quiet time.

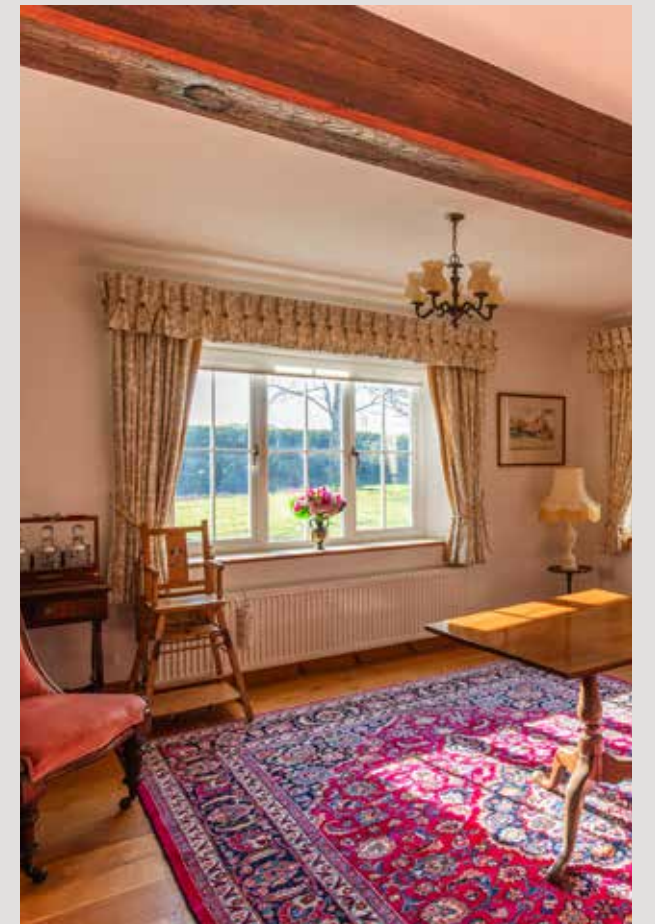
An integral double garage provides ample space for vehicles and storage, with a vast games room above offering endless possibilities. This versatile space includes a piano, a dedicated TV area, and a 3/4 size snooker table—originally from a London snooker club and around 100 years old, expertly rebuilt and re-felted upon installation—making it the perfect hub for family fun and entertaining. Conveniently linked to the first floor, it leads to four well-proportioned double bedrooms. The principal suite is a luxurious retreat with an en-suite bathroom and separate dressing room, while all bedrooms face south, flooding them with natural light and offering delightful views over the gardens and countryside.







A childhood growing up  
here is a truly special  
experience.







On the second floor, a central playroom and study area create a dedicated space for children to learn, play, and let their imaginations run wild. With coastal views to the front and sweeping farmland vistas to the rear, it's an inspiring setting for both work and play.

Approached via its own private drive, Town Farm sits centrally within a generous, south-facing garden. Completely enclosed, it offers both privacy and security—perfect for children and pets to roam freely. The tranquil surroundings provide a wonderful sense of seclusion while being just moments from everything the charming coastal village of Brancaster has to offer.

With its superb space, thoughtful layout, and idyllic location, Town Farm is a truly special home, ready for its next owners to add their personal touch and make it their own.







I would describe our home as cosy, welcoming and homely.







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.

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# 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 the Vendor



Rear Elevation

“My father designed the house and it has been a loving family home. Too many happy memories to list.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref: 5600-8475-0122-5400-3253

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: ///purely.owned.firming

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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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