



1 Manor Cottages, Main Road, Brancaster PE31 8AZ

rightmove 

Independent Estate Agents

Pointens

## The Property

Exceptionally spacious end of terrace house, that has recently been fully refurbished to a high standard. The accommodation comprises of entrance hall, dining room, sitting room with an open fire, housing a wood burner, fitted kitchen with a centre island, rear hall, ground floor bathroom and utility room, first floor landing leads to master bedroom with en suite shower room, two further bedrooms, uPVC double glazing, under floor heating on the ground floor, rural aspect, outside gardens to the front, side and rear, allocated off street parking,

## The Location

BRANCASTER is a highly sought-after village on the North Norfolk coast, an Area of Outstanding Natural Beauty renowned for its beautiful beaches, bird reserves and sailing. The Royal West Norfolk Golf Club provides a challenging links course and lies between the salt marsh and the beach. The village has a thriving public house, a village stores, a primary school and a medieval church. The neighbouring village of Brancaster Staithe has a natural harbour mainly used by pleasure-craft from the sailing club. A little further along the coast is the Georgian village of Burnham Market which offers an eclectic range of individual shops, cafés and pubs with barely a high street chain in sight.

## Directions

Leave Burnham Market on the B1155 towards Stanhoe. After around half a mile turn right sign posted Burnham Deepdale. At the T junction in Burnham Deepdale turn left toward Brancaster Close. Proceed through the village and you will enter Brancaster. Once again proceed through the village and just before you leave you will find Manor Cottages on your left hand side.

## Accommodation

### Front door :-

Leading to an entrance hall, staircase to first floor and cupboard under.

### Sitting Room (12'10 x 11'9)

Television point,

### Dinning room (18'4x10'9)

Open fireplace housing wood burner, fitted shelving,

### Kitchen/Diner (22'6x12'6 double aspect,)

Good range of fitted base units, granite work top, inset single drainer sink, dishwasher, island unit with granite worktop, fitted electric oven, induction hob with extractor , range of matching wall units. **Rear hall leading to**

### Utility room (9'3x6'8)

Range of fitted base units, work surfaces over, inset single drainer sink with mixer tap, radiator, door to outside

### Bathroom

Panelled bath with shower screen and shower, vanity unit with mixer tap over , WC, electric shaving point, bathroom cabinet,

### First floor landing

Radiator

### Bedroom One (12'7x11'6)

Television point, two radiators, fitted wardrobe,

**En-suite**, shower cubicle with fitted shower, vanity unit with basin over, WC, electric shaving point, bathroom cabinet

### Bedroom Two (10'x7'6)

Radiator,

### Bedroom 3 (11'x 8'8)

Radiator.



## Outside

Driveway leading to the side of the property leads to allocated parking.

Gardens to the front, side and rear of the property, mostly laid to lawn, patio area.

## General Information

**Rent:** £1750 per calendar month payable in advance.

**Type of let:** Assured shorthold tenancy

**Damage Deposit:** £2019 refunded at the end of the tenancy if no claim is justified.

**Services:** The tenants will be responsible for all services and council tax.

**References required:** Bank, employment and present or previous landlord. We also carry out a credit check.

**Fees:** There will be a £400 holding deposit, this will be refunded from the first month's rent.

**Restrictions:** Potential tenants must view the interior of this property prior to submitting an application.

**Availability:** This property is available from April 2025.

**Term of tenancy:** Long term let: Initially 12 months.

**Local Authority:** North Norfolk District Council, 01263 513811.

**Viewing:** Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

**Ref:** H313267L

## IMPORTANT NOTICE

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

Independent Estate Agents

**Pointens**

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | [enquiries@pointens.co.uk](mailto:enquiries@pointens.co.uk)