



Introducing  
Alder Cottage  
Brancaster

**SOWERBYS**

Alder Cottage is an enchanting detached residence with beautiful rear gardens and picturesque coastal views. Enjoying a tranquil setting within the desirable North Norfolk village of Brancaster Staithe, this executive four bedroom property showcases well-appointed accommodation throughout.

With an extensive sitting/dining room, there is an aspect of the front and delightful rear gardens. A country style fitted kitchen, with multi-fuel stove, is the perfect space to cook up a treat, whilst the downstairs is completed with a study, utility room, and bathroom. Upstairs is home to four generous bedrooms with two contemporary bathrooms.

Fired by oil central heating, Alder Cottage is available from April 18th 2025 on an initial 12 month tenancy.

#### BRANCASTER

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!

#### COUNCIL TAX

Band F.

#### AGENT'S NOTES

- No Pets
- Oil Central Heating
- Available April 18th 2025
- Unfurnished
- 12 Month Initial Tenancy

#### ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request. 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."

#### LOCATION

What3words: ///wolves.season.repeat



# 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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