



Mill Hill,  
Brancaster

**SOWERBYS**

Showcasing a stylish & contemporary finish throughout, this three-bedroom semi-detached property enjoys an idyllic location within walking distance to the enchanting North Norfolk coastline. Having undergone major renovation, the property is presented in immaculate condition and provides the utmost versatility. Available Now on an initial 12-month tenancy. Upon arrival, prospective tenants are immediately welcomed into the entrance hall which leads to the sprawling ground floor accommodation. Without doubt, the hub of this exceptional coastal home is the open plan living space. Ideal for entertainment and reception throughout all times of the day, the open plan area benefits from dual French doors leading to a wraparound patio, ready to be enjoyed amongst the upcoming summer months. The newly installed modern fitted kitchen is home to a wealth of both cupboard & worktop units, ready for those looking to display their culinary skills. Offered with an integral electric oven/hob in addition to a dishwasher, there is plenty of space for a fridge freezer. Neighbouring the kitchen, prospective tenants will find a separate utility room which with space for a washing machine & tumble dryer is home to a conveniently positioned ground floor cloakroom. The cosy sitting room located to the front of the property boasts adequate dimensions for all traditional furnishings and provides the ideal spot for relaxing after a day of exploring the enchanting North Norfolk coastline. Stairs located in the entrance hall lead to the first-floor bedroom and bathroom accommodation. Bathed in natural light, the principal bedroom is an extensive double room enjoying a picturesque aspect of the neighbouring countryside. The second bedroom, another comfortable double room allows for all traditional furnishings. The third bedroom within the property is a single room which could alternatively be utilised as an office/study for those working remotely.

Complimenting the bedrooms, the family bathroom comprises a walk-in shower, a wash basin, WC, heated towel rail and a wall mounted cupboard. The property is approached via a private driveway which provides parking for three vehicles. The beautifully landscaped enclosed garden features an extensive patio with a raised low maintenance lawn complimented with an array of mature shrubbery. Fired by Oil Central Heating, the property is available 15th August 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. 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!

#### **AGENTS NOTES**

No pets

Unfurnished

Oil Central Heating

Available 15th August

12 month initial tenancy

COUNCIL TAX

Band B.

#### **ENERGY EFFICIENCY RATING**

E.

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: [///enormous.agency.baroness](https://www.what3words.com/en/enormous.agency.baroness)







# SOWERBYS

We are proudly supporting these Norfolk charities by  
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organising and participating in events throughout 2025,  
along with making a donation for every home we sell.



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