



THE STORY OF

1 Skippers Piece Close

Brancaster, Norfolk

SOWERBYS



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1 Skippers Piece Close

Brancaster, Norfolk
PE31 8EH

Beautiful Home

Three Double Bedrooms

Two Reception Rooms

Open Plan Kitchen Dining Room

Private Development

Garden Home Office and Storeroom

En-Suite and Family Bathroom

Off Street Parking

Walking Distance to Beach

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com



1 Skippers Piece is a beautifully appointed three-bedroom home, designed and built in 2020 by the highly regarded local builders Willow Group, and ideally situated in the beautiful coastal village of Brancaster. The coastal path and the Beach are just a short walk away, providing an immediate connection to the surrounding landscape that makes this such a special part of North Norfolk.

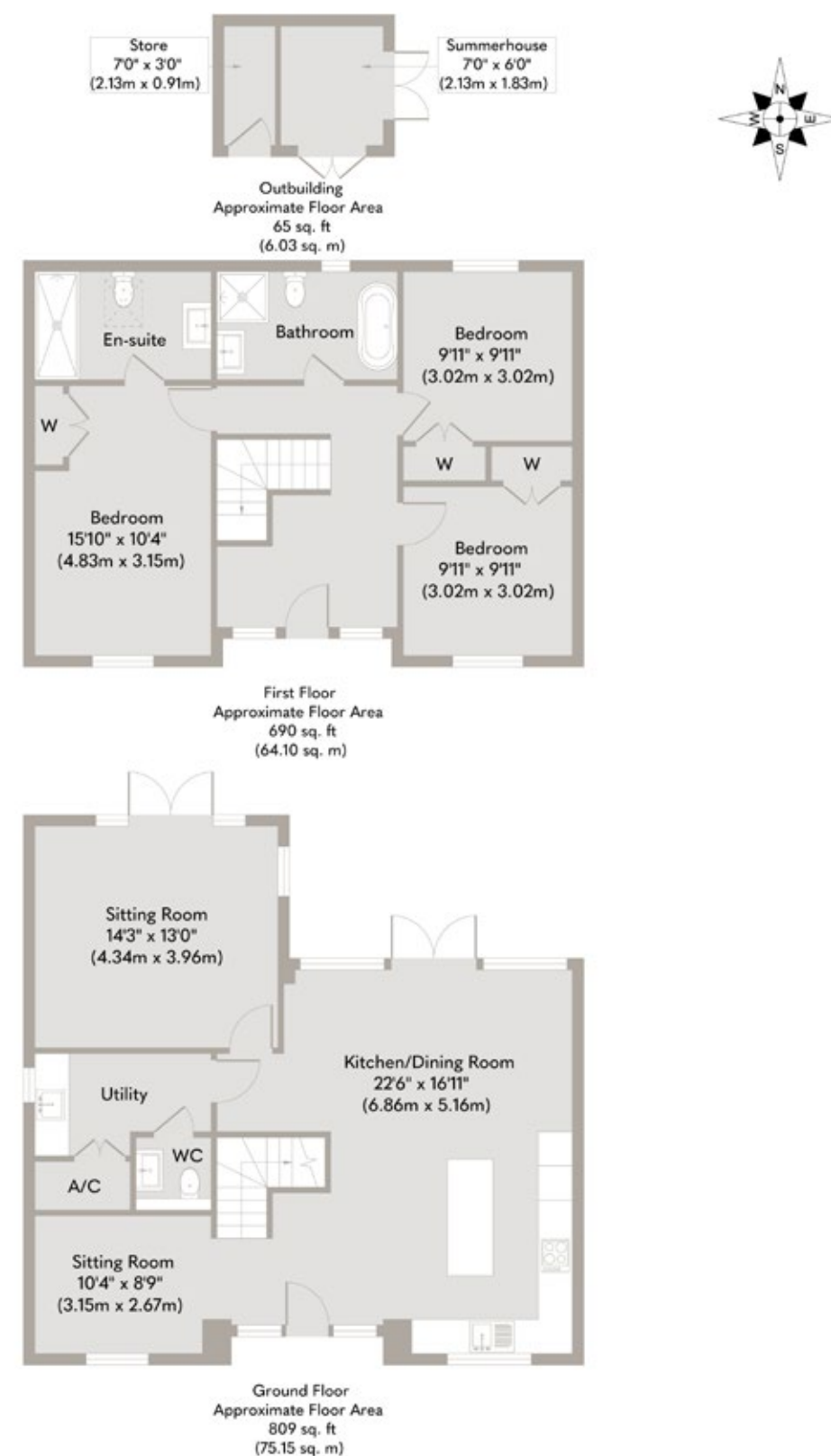
Finished to the highest standard, the home offers well-proportioned and versatile accommodation arranged over two floors. The ground floor has a particularly welcoming sense of space, with a fully equipped kitchen and breakfast bar opening into the dining area, creating a sociable hub for everyday life and entertaining. A separate snug provides a more relaxed space, while the sitting room offers a comfortable and inviting place to gather. A utility room and cloakroom add practicality to the ground floor, particularly useful after days spent walking the coast or enjoying the beach.

Upstairs, the principal bedroom benefits from an en-suite shower room, with two further double bedrooms sharing the family bathroom. High ceilings add to the feeling of space throughout, while timber flooring to the ground floor and fitted carpets above provide a comfortable and cohesive finish.

Outside there are two parking spaces to the front. A flagstone path leads around to the rear, where the enclosed and private garden is largely laid to lawn and complemented by a paved terrace off the reception room and an ideal setting for morning coffee, outdoor dining or simply enjoying the peace and quiet of this desirable coastal location. There is also a very useful cedar clad home office and storeroom at the bottom of the garden.

1 Skippers Piece represents a perfect opportunity to acquire a thoughtfully designed and beautifully finished modern home in one of North Norfolk's most desirable coastal villages.





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

Brancaster is a striking coastal village on the North Norfolk Coast, located around 28 miles north-west of Norwich, 8 miles east of Hunstanton, and within easy reach of Burnham Market. Renowned for its long sandy beach, scenic salt marshes, and expansive skies, Brancaster offers an exceptional blend of seaside living, outdoor pursuits, and community spirit.

At the heart of village life is the Brancaster Staithe harbour area, which supports a small fishing fleet and sailing activities. Residents enjoy access to Brancaster Sailing Club, kayaking, paddleboarding, and walks along the Norfolk Coast Path, with spectacular views over the marshes and sea. The area is also popular with birdwatchers and nature enthusiasts, with nearby Scolt Head Island National Nature Reserve providing abundant wildlife.

Amenities are well-catered for locally and nearby. Burnham Deepdale and Burnham Market provide shops, cafés, supermarkets, artisan outlets, and leisure facilities. In the village itself, traditional pubs and eateries such as The White Horse and The Jolly Sailors offer fresh local seafood and relaxed dining, while Brancaster Beach Café is ideal for casual lunches with coastal views.

Brancaster offers a lifestyle defined by coastal charm, outdoor recreation, and a welcoming community, perfectly suited for families, sailing enthusiasts, nature lovers, and those seeking a vibrant yet relaxed seaside environment.



Note from Sowerbys



“Beautifully
crafted for life
by the sea.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///lateral.spearhead.engine

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

