



THE STORY OF

# Pond Cottage

*Brancaster Staithe, Norfolk*

SOWERBYS



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# Pond Cottage

Main Road, Brancaster Staithe, Norfolk  
PE31 8BY

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Panoramic Sea Views

Detached Property in 0.45 Acre Plot (STMS)

Four Bedrooms

Two Bathrooms

Two Reception Rooms

Two Garages and Boat House

Conservatory and Greenhouses

Well-Kept Mature Gardens

Direct Access onto Coastal Path

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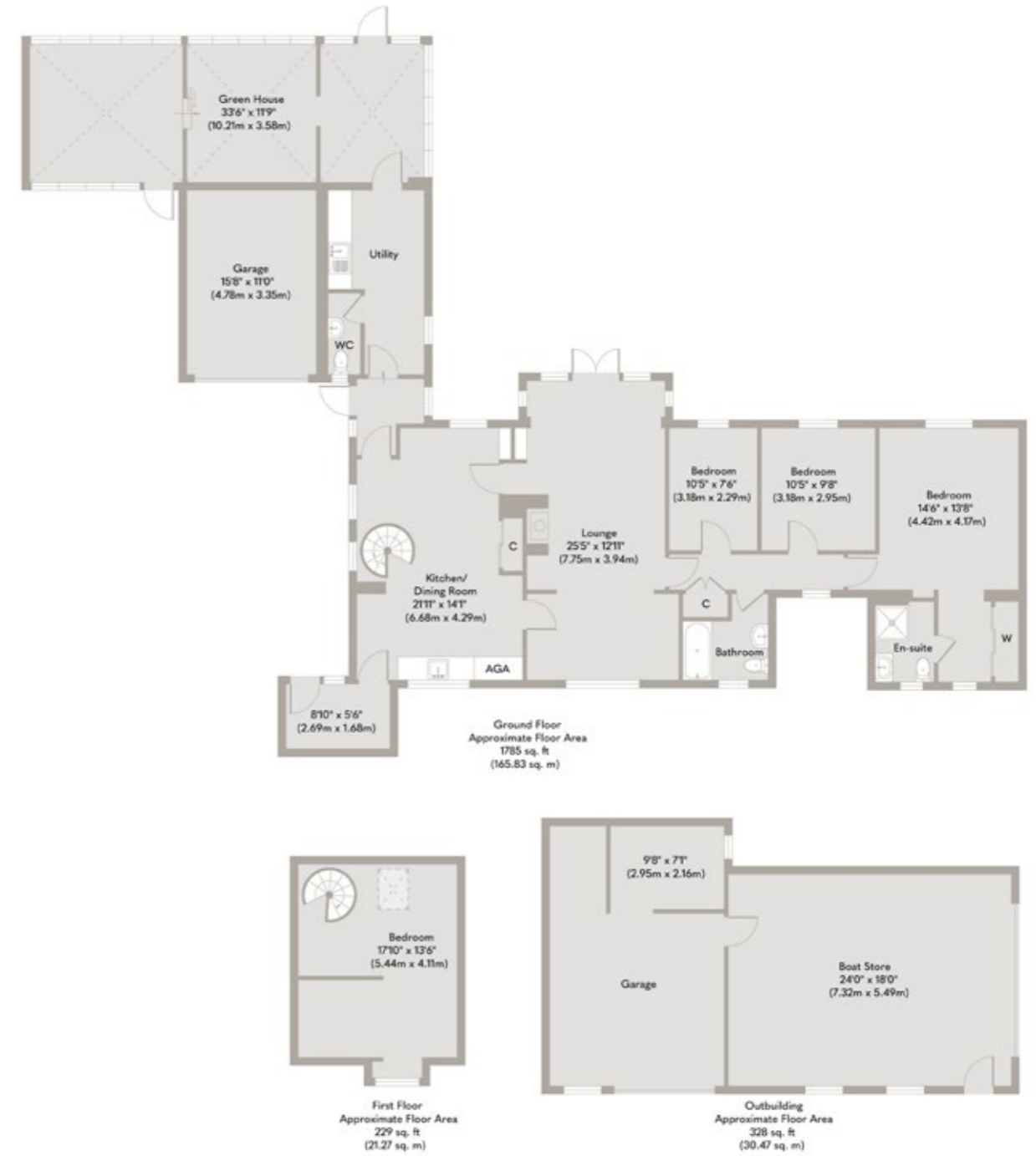
Accessed via a private road, and commanding uninterrupted panoramic views across the North Norfolk coastline, Pond Cottage occupies what is undoubtedly one of the most enviable positions along the entire coast.

Positioned centrally within a generous plot of approximately 0.4 acres (STMS), this is a home that has been cherished, enjoyed and thoughtfully arranged to make the very most of its remarkable setting.

The approach immediately hints at the sense of privacy and space that defines the property. Inside, the layout is both practical and welcoming. The large kitchen/dining room forms the heart of the house, a wonderfully sociable space with coastal views to one end and garden views to the other. A separate utility and pantry lead neatly off the kitchen, ensuring everyday living is as functional as it is enjoyable.

Flowing seamlessly from the kitchen/dining room, the equally generous sitting room mirrors this dual aspect, with expansive views towards the coast and french doors opening onto the beautifully planned and tended south-facing rear garden. Whether watching the ever-changing skies in winter or opening the doors to let the summer breeze drift through, these principal rooms are perfectly oriented to embrace their surroundings.

The ground floor also provides three comfortable bedrooms. The principal bedroom enjoys a walk-in dressing area and an en-suite shower room, while the remaining two bedrooms share a well-appointed family bathroom. An attractive cast iron staircase rises from the dining room to an additional first-floor room, a magical elevated vantage point with breathtaking views across the coastline. Currently used as an occasional twin bedroom, it offers flexibility as guest accommodation, studio, working-from-home office space, or simply a place to sit and watch the tide roll in.



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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The house comes with its own marsh mooring ...the marsh is accessible in a very secluded and private way.



Outside, the lifestyle on offer truly comes into its own. Gated off-street parking and a large garage sit to one side, while at the coastal edge of the garden a detached boat shed is perfectly positioned for launching directly onto a high tide, an exceptional feature for sailing enthusiasts.

The house sits centrally within its grounds, creating two distinct gardens. To the front, a mature rose garden, with screened off raised bed vegetable garden, provides direct access onto the Coastal Path, inviting daily walks along this spectacular stretch of shoreline. To the rear, the fully south-facing garden has clearly been a labour of love. From the large greenhouse (accessed directly from the utility room) to the small orchard, raised beds and walk-in fruit cage, this is a garden straight from the pages of *The Good Life*. For those with green fingers, the opportunity to continue this self-sufficient lifestyle is ready and waiting.

Pond Cottage has served as a much-loved main home for many years, evident in its careful maintenance and thoughtful enjoyment. For anyone drawn to the beauty of the North Norfolk coast, its vast skies, shifting light and sense of freedom, this is an exceptional opportunity to embrace coastal living in its purest form, all year round.

## Brancaster Staithe

DISCOVER NATURE AND NAUTICAL ADVENTURES ANEW

Brancaster Staithe is a captivating village on the North Norfolk Coast, located 28 miles north-west of Norwich, 8 miles east of Hunstanton, and a short drive from Burnham Market. Life here centres on the picturesque harbour on the River Burn, home to a working fishing fleet and a vibrant sailing community. Brancaster Sailing Club, kayaking and paddleboarding make the most of the surrounding waterways.

The nearby Dalegate Market offers shops, cafés, artisan retailers and bike hire, while the village itself boasts excellent pubs, including The White Horse and The Jolly Sailors, and access to the region's famous Brancaster mussels.

Outdoor pursuits are a highlight, with the Norfolk Coast Path, Barrow Common and nearby Scolt Head Island providing scenic walks, birdwatching and exploration. Brancaster Staithe combines coastal charm, watersports, vibrant local amenities and a strong community, making it ideal for those seeking a relaxed seaside lifestyle.



### Note from the Vendor



“I love the peacefulness, the clean air, the sea and the sky.”



#### SERVICES CONNECTED

Mains electricity, water and drainage.

#### COUNCIL TAX

Band E.

#### ENERGY EFFICIENCY RATING

C. Ref:- 0370-2581-1520-2806-4865

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: ///clutches.kite.repeat

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# SOWERBYS

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