



4
SAWYERS YARD

THE STORY OF

4 Sawyers Yard

Brancaster, Norfolk

SOWERBYS



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4 Sawyers Yard

Brancaster, Norfolk
PE31 8FW

Stunning Semi-Detached Brick and
Flint Home Built in 2021

Three Bedrooms with Ensuite
to Principal Bedroom

5 Years Remaining on NHBC Warranty

Off Street Parking

Walking Distance to Brancaster Beach,
The Ship Hotel and Golf Course

Open-Plan Kitchen/Dining Room with
Bi-fold Doors onto the Garden

Front Reception Room with Wood Burning Stove

Sold with No Onward Chain

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Just moments from Brancaster's stunning sandy beach, Royal West Norfolk golf course and the renowned Ship Hotel, this beautifully presented three-bedroom semi-detached home offers the very best of coastal living.

Built in 2021 with stunning brick and flint elevations, whilst still benefiting from approximately five years remaining on the NHBC warranty, the property combines stylish modern design with exceptional energy efficiency, making it an ideal permanent residence, second home or coastal retreat.

The heart of the home is the superb open-plan kitchen and dining space, designed for modern family life and entertaining. Bi-fold doors open onto the garden, creating a seamless flow between inside and out, while a separate utility room with its own external access is perfect for washing off sandy boots, wetsuits and muddy paws after a day exploring the coastline.

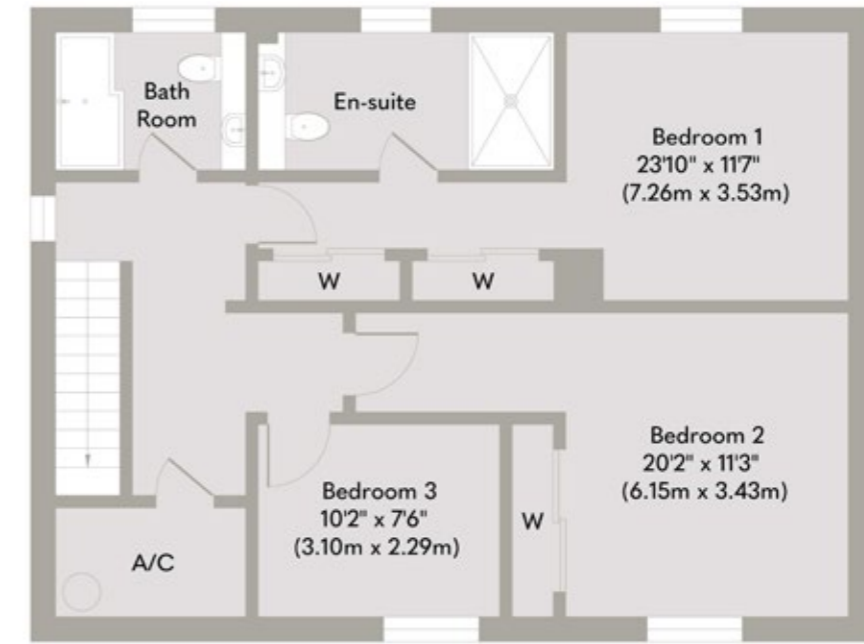
The elegant sitting room provides a cosy yet sophisticated retreat, centred around a beautiful wood-burning stove that creates a warm and welcoming atmosphere throughout the year.

Upstairs, there are two generous double bedrooms and one small double, including an impressive principal bedroom with en-suite shower room. Two further double bedrooms are served by a stylish family bathroom, offering ample space for family and guests alike.

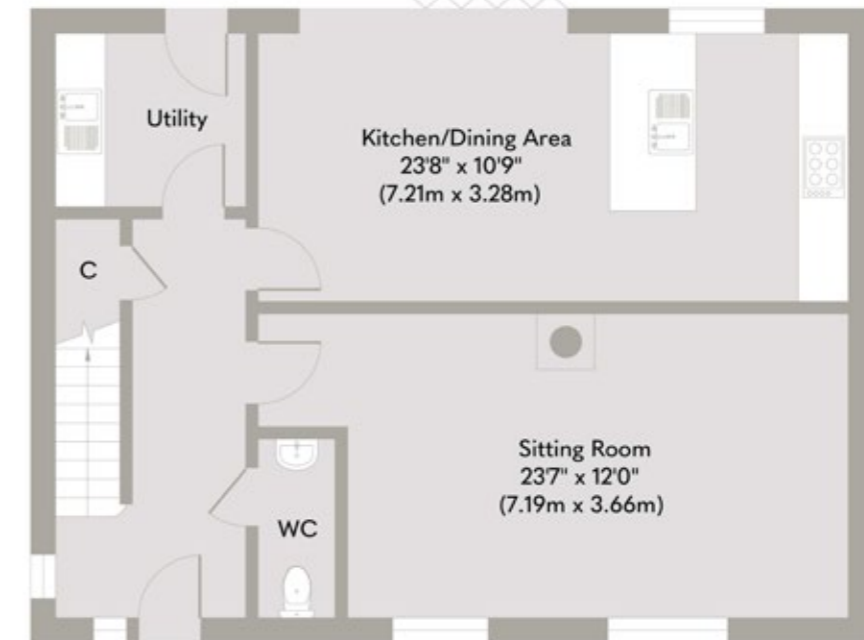
Further enhancing the home's appeal is its excellent EPC rating of B and highly efficient ground source heating system, ensuring economical running costs and year-round comfort.

Offered to the market with no onward chain, this is a great opportunity to acquire a modern, energy-efficient home in one of North Norfolk's most desirable coastal villages.





First Floor
 Approximate Floor Area
 745 sq. ft
 (69.21 sq. m)



Ground Floor
 Approximate Floor Area
 745 sq. ft
 (69.21 sq. m)

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 the Vendor



“There are beautiful walks from the doorstep and a fantastic selection of local pubs and restaurants.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref: - 0340-3563-0090-2329-4105

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: ///robots.studs.tweed

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SOWERBYS

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