



THE STORY OF

# Southwoods

*Brancaster Staithe, Norfolk*

SOWERBYS



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# Southwoods

Main Road, Brancaster Staithe, Norfolk  
PE31 8BU

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Edwardian End of Terrace Coastal Cottage

Panoramic Views Across the Staithe

Three Well-Proportioned Double Bedrooms

Principal Suite with En-Suite and  
Fitted Double Wardrobes

Open-Plan Sitting and Dining  
Room with Log Burner

Bright Kitchen / Breakfast Room

Two Bathrooms in Total

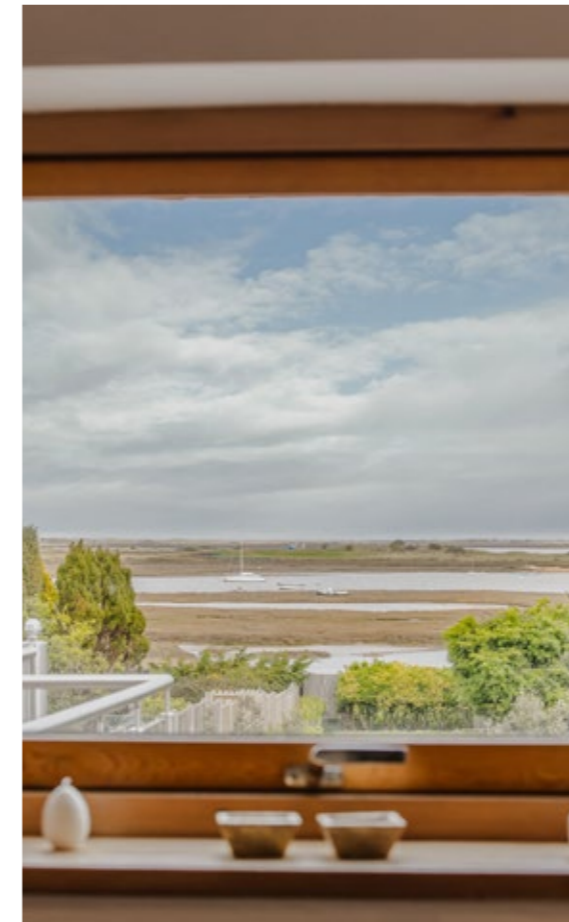
Utility Room, Boiler Room and  
Excellent Storage Throughout

Enclosed Rear Garden with  
Additional Garden Shed

Double Garage and Generous Off-Street Parking

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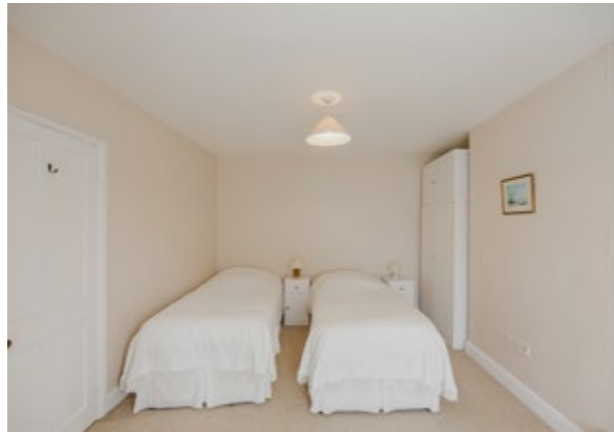
Set back behind a charming garden, Southwoods is a quintessential Edwardian end-of-terrace cottage, beautifully constructed in carrstone, flint and red brick, and perfectly positioned to enjoy panoramic coastal views.

From the moment you arrive, its enviable position on the coastal side of the road is evident, with a layout thoughtfully arranged to maximise the outlook. The ground floor provides two well-proportioned double bedrooms, one to the front with an elegant bay window, and a second peacefully set to the rear. These are served by a family bathroom, alongside a practical utility room with side access, ideal after days spent by the sea. A useful boiler room, housing the hot water tank, and a generous understairs storage cupboard accessed from the rear bedroom, add further practicality.

The first floor forms the heart of the home, offering a wonderfully sociable and free-flowing living space. A bright kitchen/breakfast room sits to the front, while to the rear, an open-plan sitting and dining area creates an exceptional space for both relaxing and entertaining. The sitting room, in particular, enjoys breathtaking views across the Staithe, where ever-changing coastal scenes can be appreciated throughout the year, enhanced further by the warmth of a log burner.

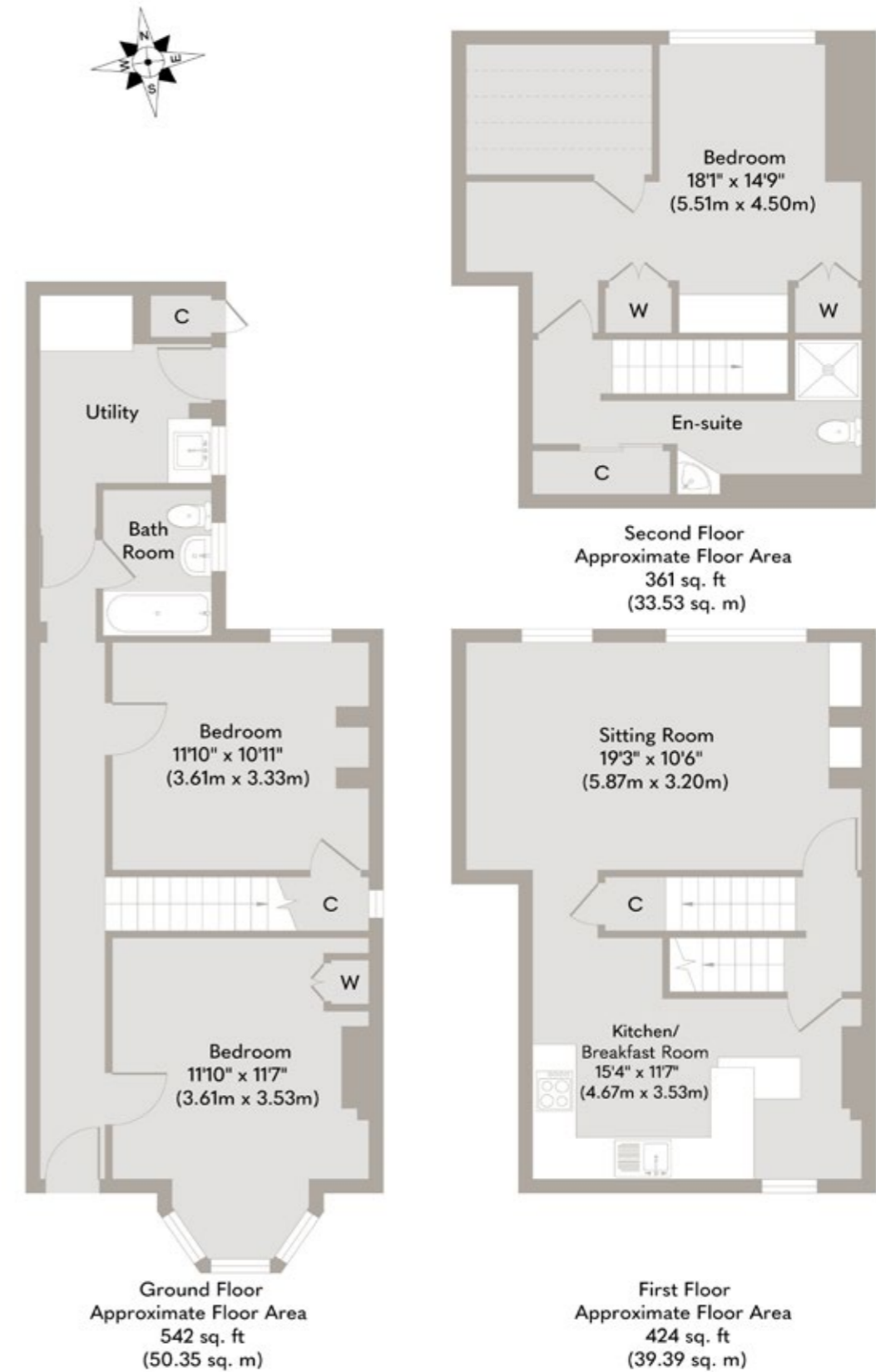
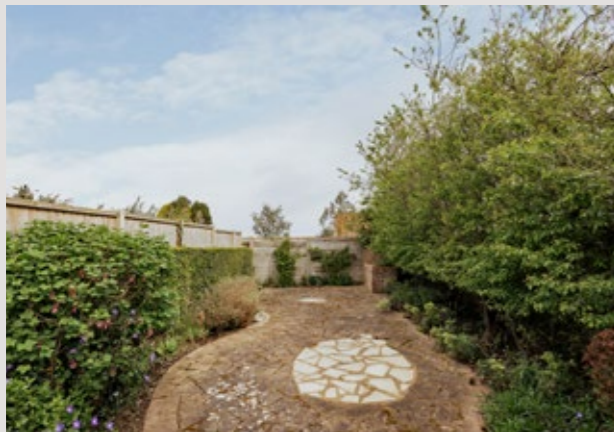
On the top floor, the principal bedroom suite provides a peaceful retreat, complete with ensuite, extensive fitted double wardrobes, and far-reaching coastal vistas.

Outside, the enclosed rear garden is mainly paved and ideal for outdoor dining. A separate double garage, additional wooden garden shed for storage, and generous off-street parking complete this rare coastal offering.



Designed for gathering,  
unwinding and making  
lasting memories.





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 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 Sowerbys*



“Days shaped by sea air, sunsets and the charm of waterside living”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band D.

### 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: ///swooning.horses.usages

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# SOWERBYS

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