



THE STORY OF
Crossed Wires

Brancaster, Norfolk

SOWERBYS



THE STORY OF

Crossed Wires

Choseley Road, Brancaster, Norfolk
PE31 8AY

Detached Cottage

Less Than 1 Mile to
Brancaster Beach

2 Double Bedrooms

Off Street Parking

Low Maintenance South
Facing Courtyard Garden

Cosy Sitting Room with
Wood Burning Stove

Sold with No Onward Chain

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Located on a quaint and picturesque lane, just moments from the coast road and less than a mile from the glorious sandy beach, Crossed Wires is a truly charming cottage with a wonderful story to tell. Formerly the village telephone exchange, this unique home was thoughtfully converted during the 1980s and has since been lovingly owned, cared for and improved by the current owners for over 20 years.

Full of warmth and character, the cottage has been thoughtfully updated and reconfigured to create a beautifully flowing home, perfectly suited for both relaxed coastal living and weekend escapes. To the front, a delightful south-facing courtyard garden provides a private suntrap for morning coffee or summer entertaining, whilst to the rear there is a further cosy seating area to enjoy.

Inside, the accommodation is wonderfully inviting. A superb open-plan ground floor reception space forms the heart of the home, combining a cosy sitting room centred around a wood-burning stove, a fully fitted kitchen and a dining area with French doors opening directly onto the sunny courtyard garden. The layout creates a sociable and light-filled environment with a lovely sense of space throughout.

Upstairs, there are two generously proportioned double bedrooms along with a well-appointed family bathroom, making the property ideal as either a permanent residence, coastal retreat or holiday let investment.

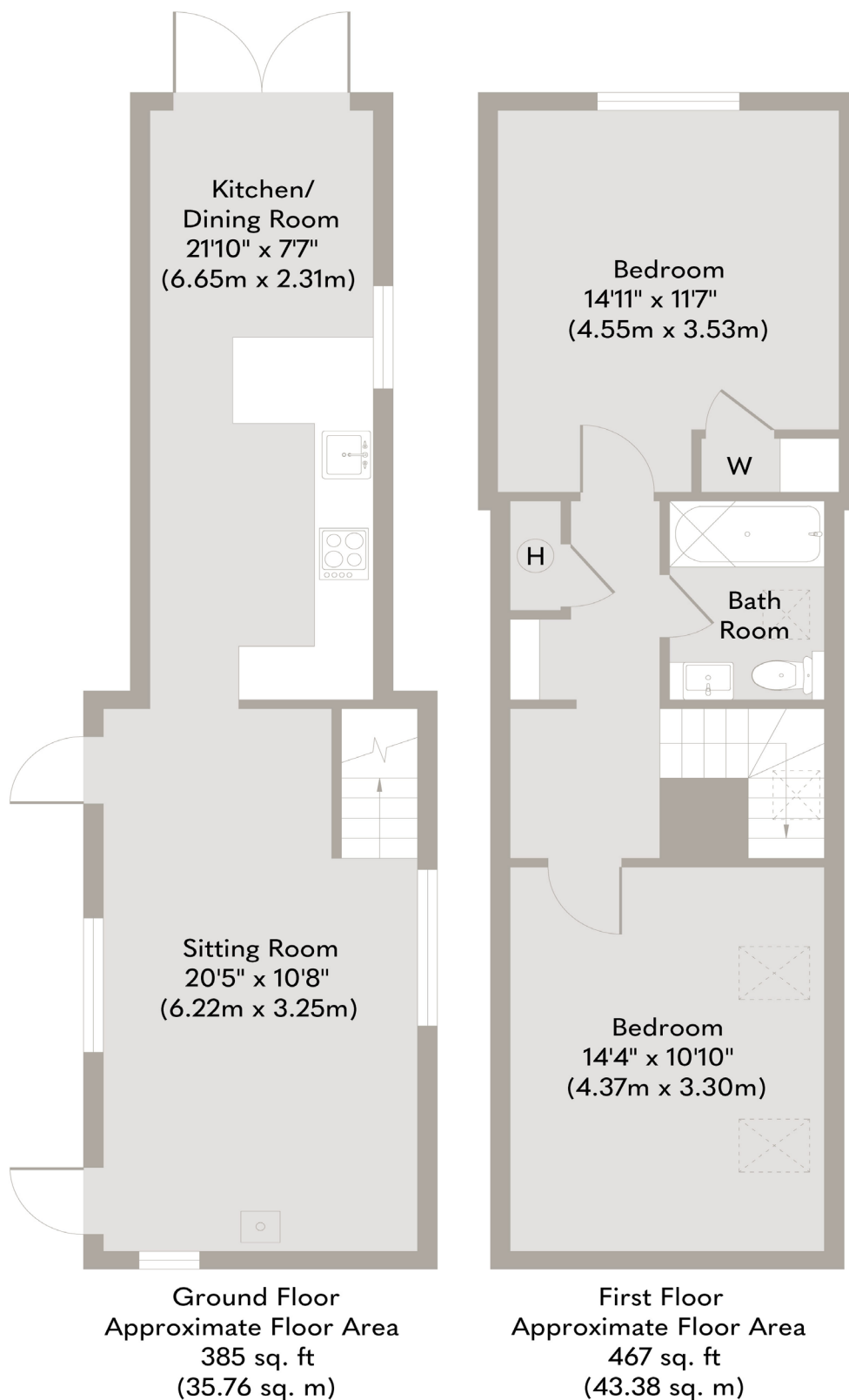
The location is simply exceptional peaceful and quaint, yet within easy reach of Brancaster's renowned beach, coastal walks, sailing, golf and of course, The Ship. Offered for sale with no onward chain, Crossed Wires presents a great opportunity to acquire a much-loved coastal cottage in one of North Norfolk's most sought-after villages.



Formerly the village
telephone exchange,
thoughtfully converted
into a unique coastal
home.







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



“Cosy and secluded outdoor spaces ideal for long summer afternoons”



SERVICES CONNECTED

Mains electricity and water. Wastewater managed through a septic tank.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:-5200-4616-0122-0691-3563

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: ///apes.deliver.pinks

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SOWERBYS

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