



THE STORY OF

# Field Cottage

*Brancaster Staithe, Norfolk*

SOWERBYS



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# Field Cottage

Main Road, Brancaster Staithe, Norfolk  
PE31 8BP

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Sold with No Onward Chain

Detached Brick and Flint Bungalow

Incredibly Successful Holiday Let,  
with Strong Performance Figures

Under 5-Minute Walk to the Harbour and Pubs

Off Street Parking for Two Cars

Garage, Perfect for Storing a  
Boat or for General Items

$\frac{3}{4}$  South Facing Wrap Around Garden

Three Bedrooms and Two Bathrooms

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Perfectly positioned in one of North Norfolk's most desirable coastal villages, Field Cottage offers an exceptional opportunity to enjoy the very best of the Brancaster Staithe lifestyle. Just a stone's throw from the harbour, renowned sailing waters, coastal walks and welcoming village pubs, this well presented three-bedroom bungalow combines effortless coastal living with proven holiday letting success.

Occupying a wonderful setting with west countryside views and a private south-facing garden that wraps around the east. Off-street parking and a generous garage provide practical convenience, with the latter offering excellent storage.

Inside, Field Cottage is both stylish and highly functional. The welcoming kitchen/dining room is a great space while the separate sitting room provides a cosy retreat, complete with an electric fireplace and sliding patio doors opening directly onto the sun-drenched terrace and gardens beyond. Three well-proportioned bedrooms are served by two bathrooms, including a principal bedroom with en-suite facilities.

The property has been meticulously maintained and enhanced, including the installation of new double-glazed windows throughout in 2020, ensuring comfort and efficiency year-round.

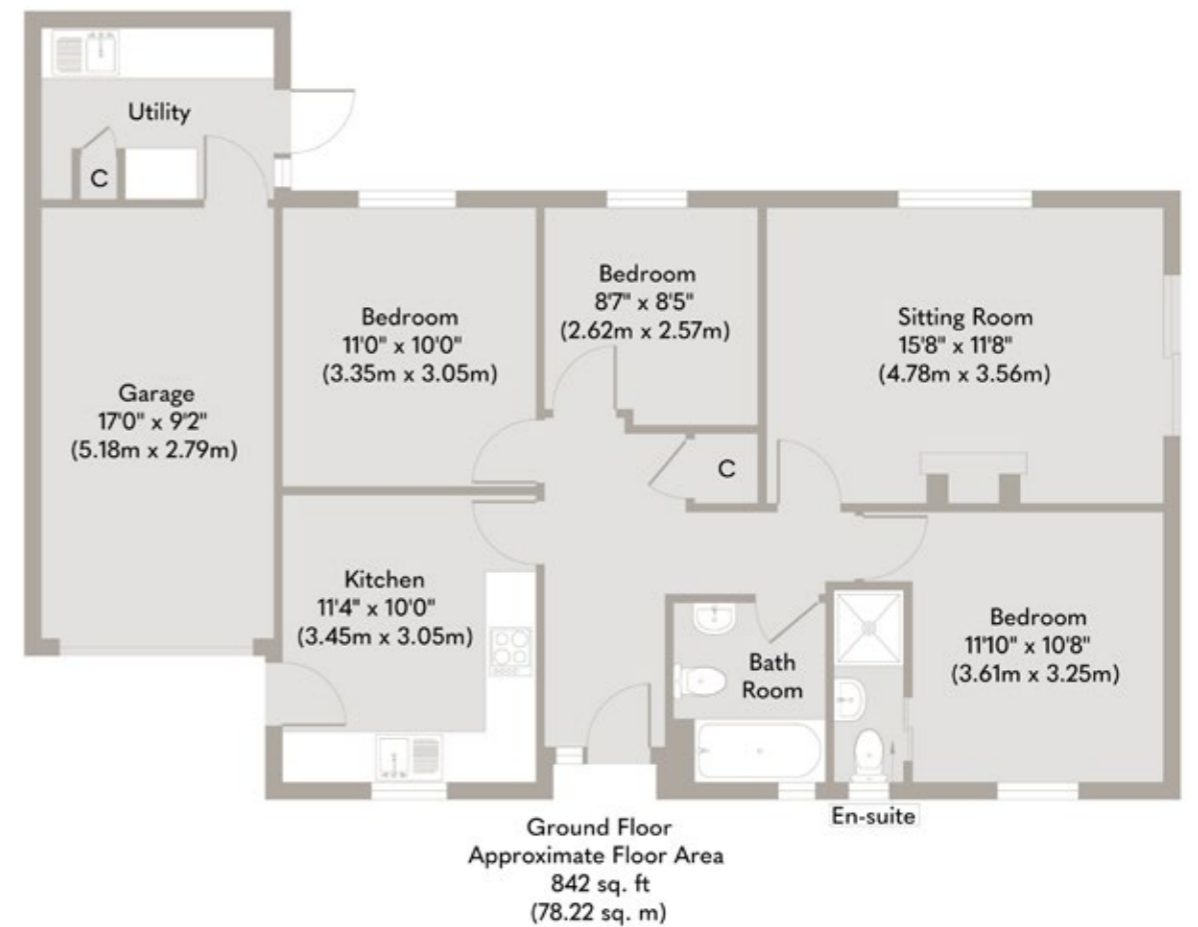
Beyond its appeal as a main residence or coastal retreat, Field Cottage has also proven to be an exceptionally successful holiday let, generating an income of approximately £30,000 over the past year. Furthermore, as a qualifying furnished holiday let, owners may benefit from business rates rather than incurring second-home council tax charges, subject to eligibility and prevailing regulations.

Offered for sale fully furnished with no onward chain, Field Cottage is a beautifully located coastal home in one of Norfolk's most desirable waterside villages.



We love the uninterrupted views across the fields, and close proximity to the harbour and pubs.





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 the Vendor



“A cosy cottage in great location.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

E. Ref:- 0399-3063-1206-8116-0204.

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: ///warp.ledge.claw

### AGENT'S NOTE

The property is offered fully furnished, including all fixtures, fittings, and contents as viewed.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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