



THE STORY OF

The Coach House

Brancaster, Norfolk

SOWERBYS



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Brancaster, Norfolk
PE31 8AZ

Secure Gated Access via Sweeping
Private Driveway

Stunning Barn Conversion by Langton Homes

Central Landscaped Courtyard

33ft+ Open-Plan Kitchen, Dining
and Reception Room

Bi-Fold Doors to Garden and Courtyard

Two Ground Floor Double Bedroom Suites

Principal Suite with Luxury En-Suite

Additional En-Suite Bedroom
plus Snug/TV Room

Desirable Brancaster Coastal Village Location

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Approached via a sweeping tree-lined private drive and through secure electronic gates, The Coach House is a remarkable coastal retreat in the heart of Brancaster, one of North Norfolk's most sought-after villages.

Beautifully converted by the renowned local developers Langton Homes, this exceptional barn conversion effortlessly combines timeless character with contemporary luxury, creating a home of immense style, comfort and privacy.

Step through the covered archway into a stunning central courtyard, the sense of arrival is immediate. The impressive double-height entrance hall sets the tone for the immaculate interiors beyond, where every detail has been thoughtfully considered and flawlessly executed.

At the heart of the home lies a spectacular open-plan kitchen, dining and reception room extending to over 33 feet in length. Occupying almost the entire western wing of the property, this magnificent living space is bathed in natural light thanks to two sets of bi-folding doors that open onto both the beautifully landscaped gardens and the private, almost Tuscan courtyard, creating a seamless connection between indoor and outdoor living. Perfect for large family gatherings, entertaining friends or simple and relaxed coastal living, the room offers both scale and warmth in equal measure.

The ground floor also provides two generous double bedroom suites, peacefully positioned away from the principal living areas and one equipped with built in bunks, a perfect room for little ones.

Upstairs, the luxurious principal suite offers a serene sanctuary complete with an opulent en-suite bathroom, while a further double bedroom also benefits from its own en-suite facilities. A charming additional snug and TV room provides the perfect cosy escape for all ages, whether for movie nights or quiet afternoons with a book.





A seamless blend
of coastal living,
timeless character and
contemporary luxury in
the heart of Brancaster.



Throughout The Coach House, Langton Homes' signature craftsmanship and meticulous attention to detail are evident at every turn. Combining exceptional privacy with a central village location just moments from Brancaster's renowned coastline, eateries and sailing culture, this is a rare opportunity to acquire a truly turnkey coastal home, equally suited as a full-time residence or an exquisite home-from-home on the North Norfolk coast.





Floorplan to follow



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 Sowerbys



“A remarkable coastal retreat offering privacy, elegance and relaxed village living just moments from the sea.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 2648-2956-7350-5343-6940

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: ///guess.valve.drumbeat

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SOWERBYS

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