



THE STORY OF

# 10 Branodunum

*Brancaster, Norfolk*

SOWERBYS





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# 10 Branodunum

Brancaster, Norfolk  
PE31 8AL

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Spacious Detached Bungalow

Wonderful Position in the Coastal  
Village of Brancaster

Four Double Bedrooms

Three Bathrooms Including Principal En-Suite  
Including One Bedroom, One Bathroom Annexe

Single Garage

Off Street Parking

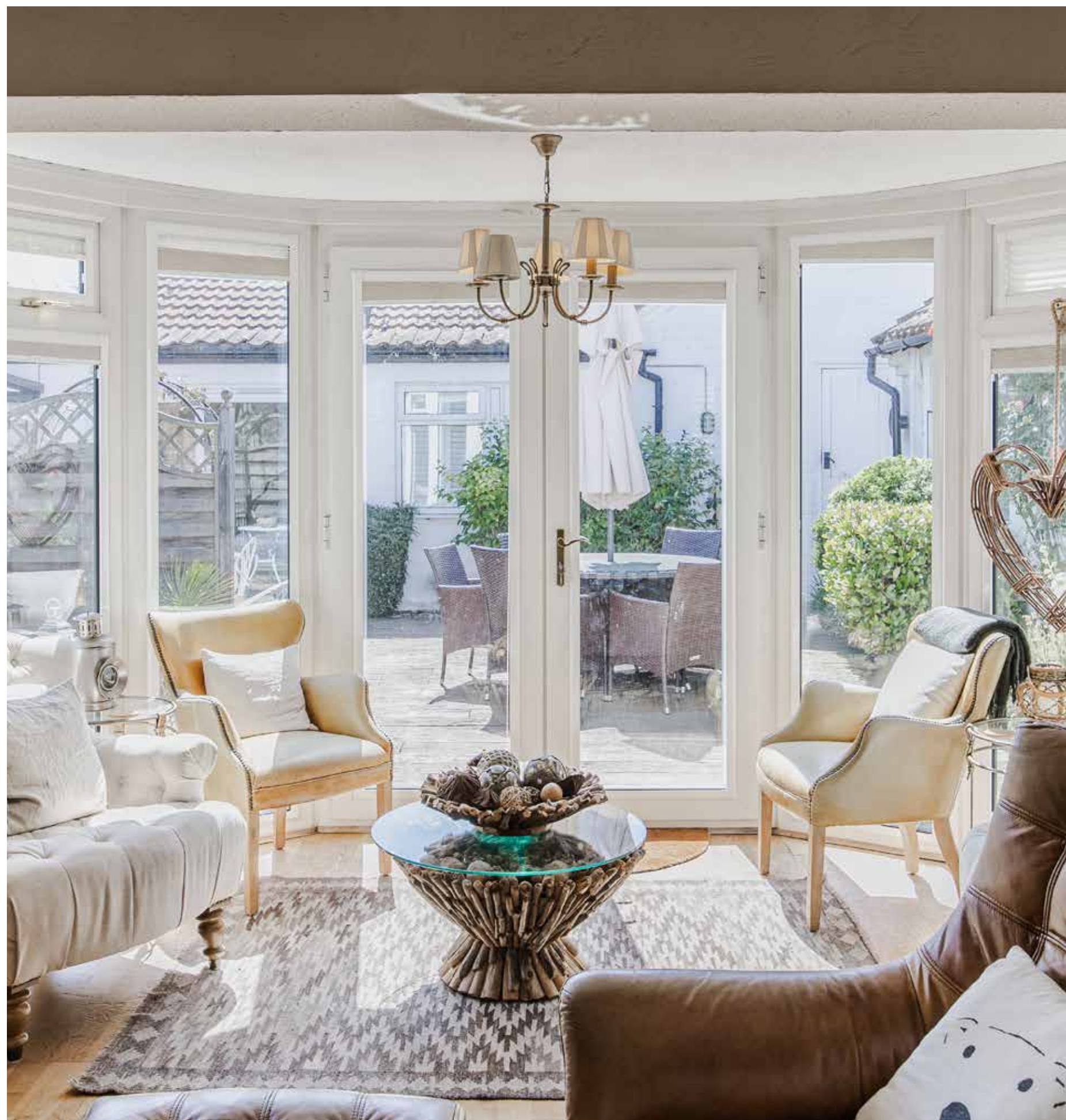
Low Maintenance Outdoor Decked Area

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Enjoying an enviable position in the sought-after coastal village of Brancaster, this beautifully presented detached bungalow combines generous living spaces with versatile accommodation, offering an exceptional opportunity to embrace the relaxed Norfolk coast lifestyle. With the beach, the Norfolk Coastal Path and the renowned Ship Inn all within easy reach, it's perfectly placed for everything from leisurely seaside walks to long lunches with friends.

A spacious entrance hall welcomes you into the property, where thoughtfully designed accommodation flows effortlessly throughout. The charming Shaker-style kitchen/dining room forms the heart of the home, ideal for both everyday living and entertaining. The impressive sitting room is a standout feature, boasting a vaulted ceiling that creates a wonderful sense of space, while a wood-burning stove provides a cosy focal point during the cooler months. Leading from the sitting room, a delightful south-east facing garden room offers a tranquil spot overlooking the outdoor space.

The main bungalow provides three generous double bedrooms, including a spacious principal suite with en-suite shower room, together with a well-appointed family bathroom.

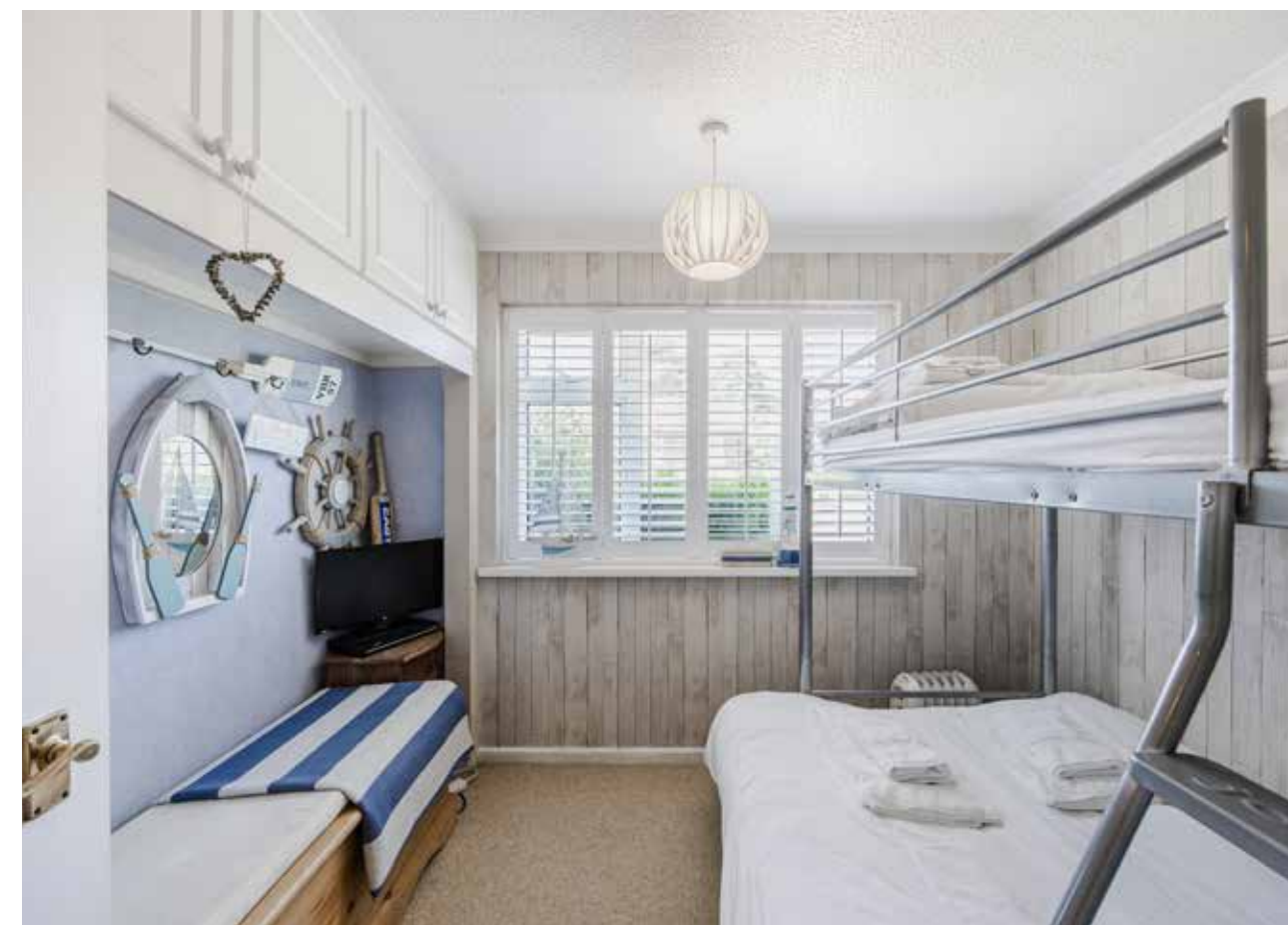
Adding significant flexibility is a separate one-bedroom annexe with its own bathroom, providing ideal accommodation for visiting family and friends, multi-generational living, a home office, or potential holiday letting opportunities, subject to any necessary consents.







Living here has brought  
us calmness and  
relaxation...





Outside, the low-maintenance decked seating area has been designed for effortless outdoor living, creating a wonderful space to unwind, entertain or dine al fresco in the sunshine. Off-street parking, a single garage, a bike store and a useful shed further enhance the practicality of the property.

Offering three bedrooms across the principal home and a further one-bedroom annexe, this is a property that effortlessly balances comfort, practicality and coastal charm. Whether you're looking for a full-time residence, a second home or a lifestyle investment, Brancaster's beautiful beach, breathtaking coastline and outstanding walking and cycling routes are all waiting to be enjoyed just moments from your door.



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



“We love the courtyard - it traps the sun and is beautifully calm.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

E. Ref:- 1836-5026-1600-0011-4226

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: /// diagram.cards.juicy

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# SOWERBYS

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