



THE STORY OF

The Hyde

Broad Lane, Brancaster, Norfolk

SOWERBYS



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Broad Lane, Brancaster, Norfolk
PE31 8AU

Detached Brick and Flint Home Built
by Langton Homes in 2021

5 Years Remaining on NHBC

Beautiful South Facing Garden

Oak Garage and Plenty of Off Street Parking

Moments From Brancaster Beach and
Royal West Norfolk Golf course

Magnificent Oak Framed Orangery

Single Storey Kitchen Extension
with Roof Lanterns

Full Miele appliances with
Quooker Hot Water Tap

Incredibly Efficient Home with EPC Rating B

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Hidden away in one of North Norfolk's most coveted coastal settings, this exceptional detached residence offers an outstanding blend of contemporary luxury, energy efficiency and timeless coastal charm. Built in 2021 by the highly regarded Langton Homes and with five years remaining on the NHBC warranty, the property is presented in truly immaculate condition throughout. Designed with both style and practicality in mind, the property benefits from an air source heat pump, underfloor heating throughout the property and an impressive EPC rating of B.



The Hyde has a beautifully appointed kitchen handmade by Alexander Lewis of Market with an accompanying utility room and pantry, fitted with a comprehensive range of premium Miele appliances together with a Quooker boiling water tap and an integrated dishwasher, perfectly suited for modern living and entertaining alike. The principal reception space is wonderfully sociable, centred around a striking double-sided wood burning stove which flows effortlessly into the stunning oak-framed orangery, where views over the south-facing gardens create a seamless connection between inside and out.



Outstanding blend of contemporary luxury, energy efficiency and timeless coastal charm.





Approached via electric gates and a driveway, the home immediately impresses with its handsome brick and flint elevations, oak-framed porch, detached oak-framed garage and adjoining woodstore, all combining beautifully with its idyllic woodland backdrop. Despite its wonderfully secluded feel, the property is only a short stroll from Brancaster beach, the Royal West Norfolk Golf Club, The Ship, and the renowned coastal path, a hidden gem in an enviable location.

The ground floor also offers exceptional versatility, featuring a beautifully finished wet room alongside a separate cloakroom. This flexible additional reception room could equally function as a guest bedroom suite, home office, studio or snug.

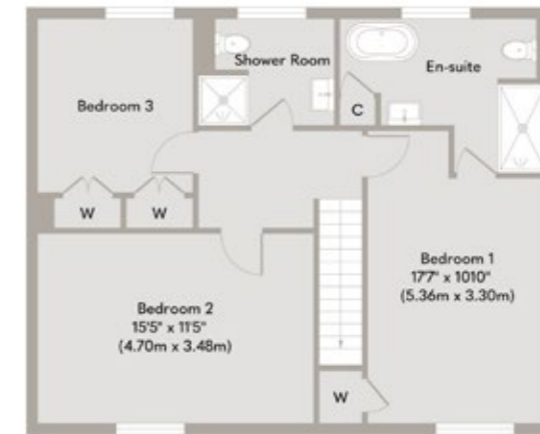
To the first floor are three spacious double bedrooms and two beautifully appointed bathrooms, including an elegant principal en suite.

Combining high specification finishes, outstanding craftsmanship and a truly exceptional setting, this is a rare opportunity to acquire a beautifully curated coastal home in one of Norfolk's most desirable villages.



The perfect balance
of privacy, sunshine,
and effortless outdoor
entertaining.





First Floor
Approximate Floor Area
746 sq. ft
(69.32 sq. m)



Ground Floor
Approximate Floor Area
1389 sq. ft
(129.02 sq. m)



Garage

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



“Outstanding craftsmanship and a truly exceptional setting”



SERVICES CONNECTED

Air source heat pump. Mains connected electricity, water and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref-0350-3401-9070-2799-2461

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: /// locked.clicker.bridge

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SOWERBYS

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