

THE STORY OF

Brecklands

Brancaster Staithe, Norfolk

SOWERBYS

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Brecklands

Main Road, Brancaster Staithe, Norfolk
PE31 8BJ

Substantial Edwardian Home with Over 5,200 Sq. Ft. of Accommodation

Stunning Coastal Views

Meticulously Refurbished

Beautiful Period Features Throughout

Magnificent 'L' Shaped Kitchen Dining Room

Drawing Room, Reading Room, Office and Cinema Room

Pantry, Utility Room, Boot Room and Ground Floor Shower Room

Six Double Bedroom Suites

Private South Facing Garden with Raised Patio Area

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Set well back in a commanding position, Brecklands is an exceptional double-fronted Edwardian home that extends to over 5,200 sq. ft.

This is a house designed for both family life and entertaining, where period elegance meets considered contemporary living, from the moment you step into the wonderfully wide entrance hall, the quality of finish is unmistakable. Parquet brick flooring, beautifully crafted details and the graceful curve of the staircase set the tone for the accommodation beyond.

"A wonderful space for everything from relaxed family breakfasts to long lunches with friends."

At the heart of the home is an impressive L-shaped kitchen and dining room, flooded with natural light from an elegant lantern roof with two sets of french doors opening onto the south-facing garden. It is a wonderful space for everything from relaxed family breakfasts to long lunches with friends. To the front, a formal drawing room features a handsome period fireplace and french doors opening onto a south and west-facing terrace, creating a lovely setting to enjoy the afternoon and evening sunshine. A bay-fronted reading room, home office and dedicated cinema room provide further spaces to retreat, work or unwind.

Thoughtfully designed with coastal living in mind, a second hallway runs alongside the main entrance hall, connecting a walk-in pantry and utility room with a practical boot room and downstairs shower room. Perfect for returning from a day on the water or a windswept walk along the coast.











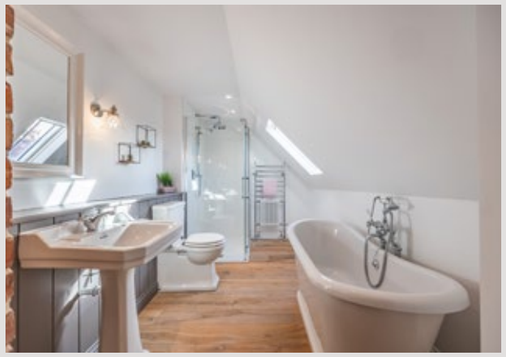














Across the first and second floors are six beautifully appointed double bedroom suites, offering plenty of room for family and guests.

The four bedrooms on the first floor include a superb principal suite, complete with a walk-through his-and-hers dressing room and sumptuous bathroom. The front-facing bedrooms enjoy beautiful views across the Staithe, while the two additional suites on the second floor have been cleverly created from former attic space, each incorporating its own study, an ideal arrangement for older children, visiting family or those working from home.



To the front, a gravelled carriage driveway sits behind electric gates, providing ample parking for several cars and boats, alongside a dedicated boathouse. To the rear, the private south-facing garden has been designed for easy enjoyment, with a generous, raised terrace, pizza oven and barbecue creating the perfect setting for long summer lunches and evenings outdoors, while the remainder is laid to lawn.

Brecklands is a wonderful blend of Edwardian character and contemporary luxury, offering all the comfort and finish of a new home without losing its period soul. With space to bring family and friends together, alongside quieter corners in which to retreat, it is a home that effortlessly adapts to the rhythm of coastal life. A truly special property, ready for its next custodians to make memories here for years to come.









> A home that effortlessly adapts to the rhythm of coastal life.







Enjoy the last of the evening sunshine on the south and west-facing terrace.







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 Sowerbys



"Thoughtfully designed with coastal living in mind."

SERVICES CONNECTED

Mains electricity, water and drainage. LPG heating and wood burner.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 3039-5821-0000-0232-9222

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: ///face.unusable.galaxy

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SOWERBYS

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