



4 Manor Cottages, Main Road, Brancaster PE31 8AZ

rightmove 

Independent Estate Agents  
**Pointens**

## The Property

Deceptively spacious terrace house, that has recently been fully refurbished to a high standard. The accommodation comprises of entrance hall, dining room, sitting room with an open fire, housing a wood burner, fitted kitchen, rear hall, ground floor bathroom. First floor landing leads to three bedrooms. The property also benefits from double glazing and oil fired central heating. Outside there are gardens to the front and rear and allocated off street parking,

## The Location

Brancaster is a highly sought-after village on the North Norfolk coast, an Area of Outstanding Natural Beauty renowned for its beautiful beaches, bird reserves and sailing. The Royal West Norfolk Golf Club provides a challenging links course and lies between the salt marsh and the beach. The village has a thriving public house, a village store, and a medieval church. The neighbouring village of Brancaster Staithe has a natural harbour mainly used by pleasure-craft from the sailing club. A little further along the coast is the Georgian village of Burnham Market which offers an eclectic range of individual shops, cafés and pubs with barely a high street chain in sight.

## Directions

Leave Burnham Market on the B1155 towards Stanhoe. After around half a mile turn right sign posted Burnham Deepdale. At the T junction in Burnham Deepdale turn left toward Brancaster Close. Proceed through the village and you will enter Brancaster. Once again proceed through the village and just before you leave you will find Manor Cottages on your left hand side.

## Accommodation

### Front door :-

Leading to:

### Entrance Hall

Staircase to first floor, radiator, tiled floor.

### Sitting Room (16'9 x 11')

Open fireplace (not in use) television point, fitted cupboard

### Dining room (13' x 12')

Working wood burning stove, fitted cupboard, large larder cupboard, radiator.

### Kitchen (11'10 x 9')

Good range of fitted base units with working surfaces over, inset 1 1/2 bowl sink unit. fitted electric oven, induction hob with extractor, radiator, tiled floor.

### Rear Hall

Airing cupboard, door to rear garden.

### Bathroom

Panelled bath with shower screen and shower, vanity unit with basin over, WC. radiator, heated towel rail.

**First floor landing leads to** a small cloakroom with toilet, basin, heated towel rail

### Bedroom One (14'8 x 12')

Period fireplace, radiator, fitted cupboard.

### Bedroom Two (14'6 x 11')

Period fireplace, radiator, fitted cupboard.

### Walk through Bedroom 3 (11'2 x 9'Double Aspect)

Radiator.

## Outside

There is a lawned garden to the front of the property. To the rear there is further garden laid to lawn with a patio and wooden summerhouse, there is also allocated parking.

## General Information

**Rent:** £1100 per calendar month payable in advance.

**Type of let:** Assured shorthold tenancy

**Damage Deposit:** £1265 refunded at the end of the tenancy if no claim is justified.

**Services:** The tenants will be responsible for all services and council tax.

**References required:** Bank, employment and present or previous landlord. We also carry out a credit check.

**Fees:** There will be a £250 holding deposit, this will be refunded from the first month's rent.

**Restrictions:** Potential tenants must view the interior of this property prior to submitting an application.

**Availability:** This property is available from 26th February 2026.

**Term of tenancy:** Long term let: Initially 6/12 months.

**Local Authority:** North Norfolk District Council, 01263 513811.

**Viewing:** Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

**Ref:** H313467L.

## IMPORTANT NOTICE

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employment of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

Independent Estate Agents

**Pointens**

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | [enquiries@pointens.co.uk](mailto:enquiries@pointens.co.uk)