



A DETACHED BRICK & FLINT COTTAGE IN NEED OF REFURBISHMENT QUIETLY SITUATED IN THE CENTRE OF THE VILLAGE

Christmas Cottage, London Street, Brancaster, Norfolk PE31 8AS

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ESTABLISHED 1966

Christmas Cottage
London Street
Brancaster
King's Lynn
Norfolk PE31 8AS

*A TRADITIONAL PERIOD COTTAGE WITHIN WALKING DISTANCE OF THE COASTAL PATH,
THE PUB AND THE VILLAGE STORES*

Guide Price: £525,000 (16.04.24)
Freehold BUR2201302

- A detached period cottage built of brick, flint and chalk elevations under pan-tiled roofs
- Part-vaulted Sitting Room with wood-burning stove
- Dining Room
- Kitchen
- Ground Floor Bedroom with En Suite Shower Room
- Two further Bedrooms and a Bathroom
- South-facing Walled Courtyard Garden
- Outbuilding
- Off-road Parking for a small car





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 stores, a primary school and a medieval flint church with a square tower.

The centre of the village, where Christmas Cottage is located, is a designated Conservation Area.

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.



ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | 10 | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |







SERVICES: Mains electricity, water and drainage.

HEATING: Electric radiators and a wood-burner.

COUNCIL TAX: Band D.

BROADBAND: Ofcom indicate that Superfast Fibre Broadband is available to the property.

MOBILE COVERAGE: Ofcom indicate that EE and Three are likely to have voice and data available inside the property whilst O2 are likely to have voice but not data available inside. They also indicate that EE, Three, O2 and Vodafone are all likely to provide voice, data and enhanced data outside the property.



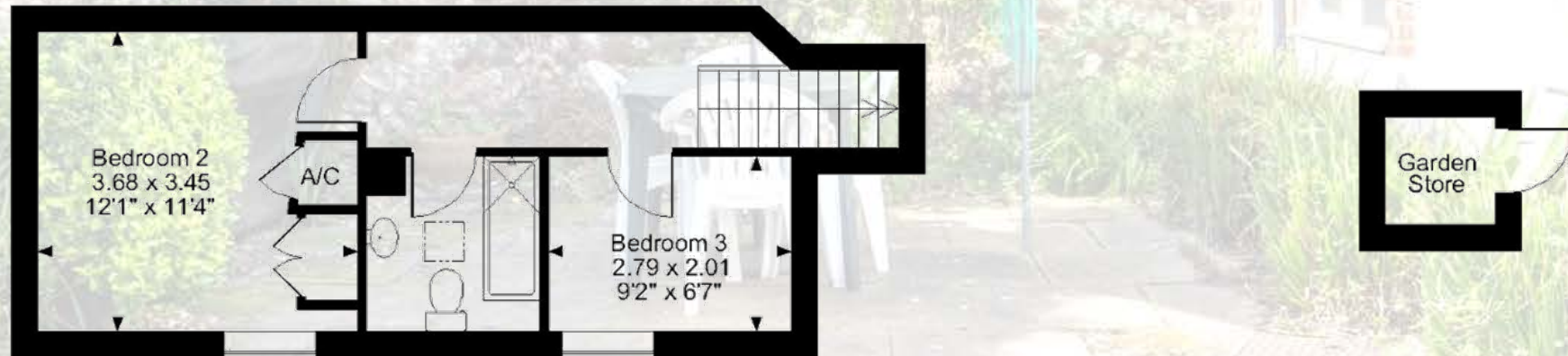
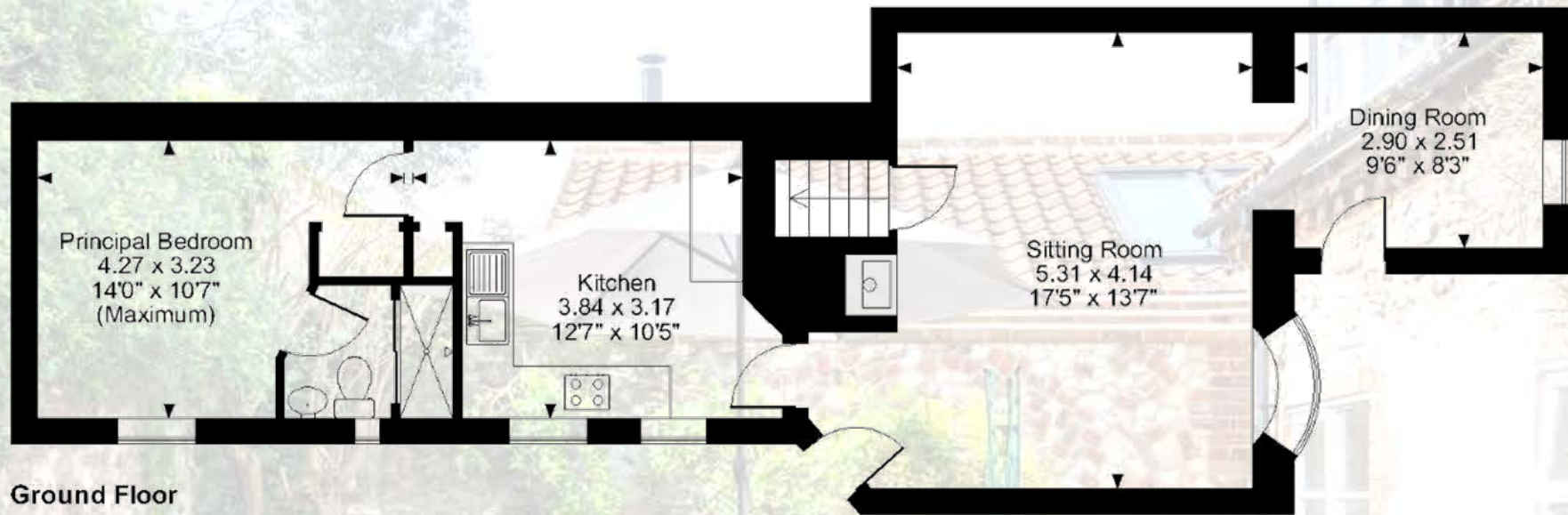
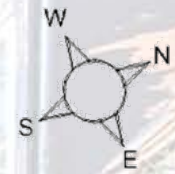
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Approximate Gross Internal Area

Main House = 998 Sq Ft/93 Sq M

Garden Store = 17 Sq Ft/2 Sq M

Total = 1015 Sq Ft/95 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk



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