



OUTSTANDING MODERN DETACHED HOUSE c. 2020 IN A PRIME POSITION LOOKING TOWARDS THE HARBOUR

Breakers, Main Road, Brancaster Staithe, Norfolk PE31 8BP

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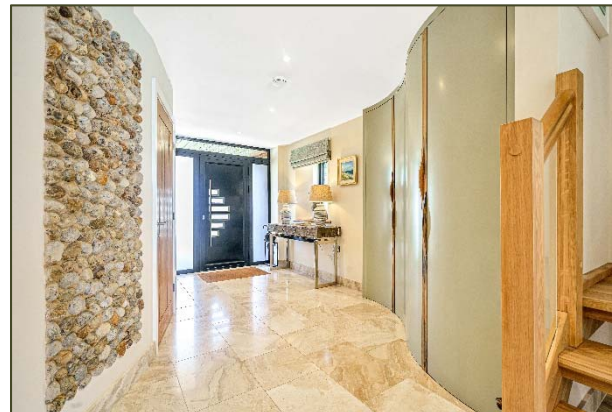
**Bedfords**

ESTABLISHED 1966

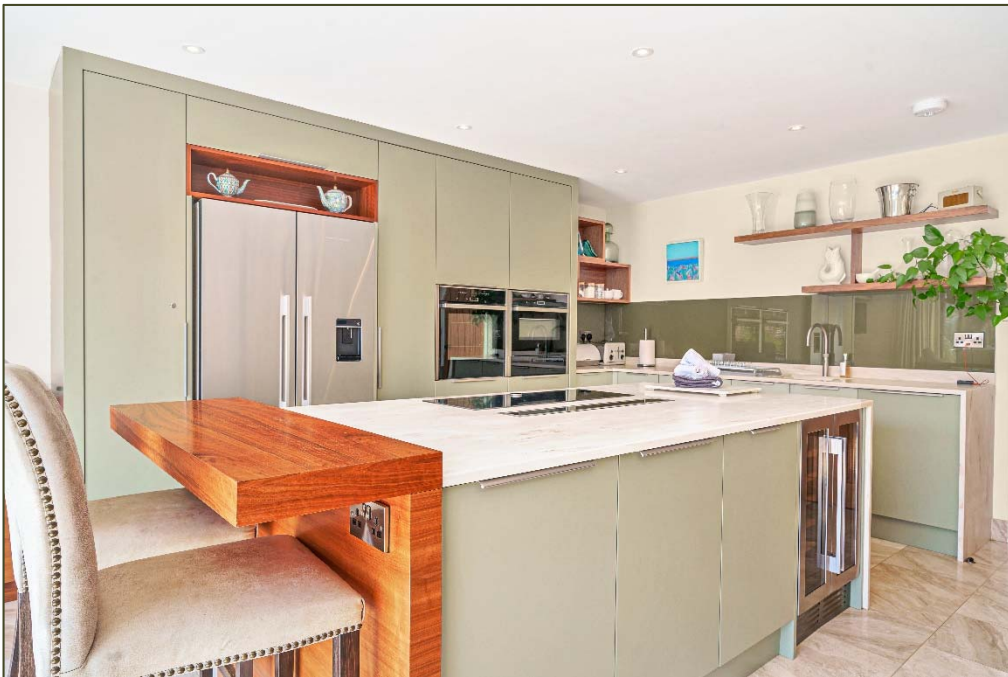
## Guide Price: £2,000,000

(Freehold) Ref: BUR220221 (23.06.23)

- Occupying a prime position opposite the Staithe and with excellent views of the coast
- Constructed in brick and local stone c. 2020 and finished to a superb specification
- Entrance Hall
- Kitchen/Dining Room with Bi-fold doors to the south-facing garden
- Utility Room
- Cloakroom
- Ground floor Bedroom 4 with En Suite
- First floor Sitting Room with Bi-fold doors opening to a Roof Terrace looking towards the harbour
- Principal Bedroom with En Suite and a Balcony looking South
- Two further Bedrooms, one with a Balcony served by a Bathroom on the second floor
- Part-walled, landscaped south-facing garden
- Extensive Off-road Parking and a Double Garage











**BRANCASTER STAITHE** is a highly sought-after village on the North Norfolk coast, an Area of Outstanding Natural Beauty renowned for its beautiful beaches, coastal walks, bird reserves and sailing. The village has a natural harbour with picturesque tidal creeks leading out to Scolt Head Island Nature Reserve and a thriving sailing club. Stand-up paddleboarding and kayaking are also popular pursuits and equipment can be hired and lessons booked at the harbour. Amenities include two excellent award-winning pub/restaurants, The White Horse and The Jolly Sailors, a fishmonger, a café, a garage and a range of shops at Dalegate Market. Barrow Common with its heathland trails is perfect for walking or cycling and provides spectacular views to Scolt Head Island.

The neighbouring village of Brancaster is home to the Royal West Norfolk Golf Club and miles of sandy beach. The well-known village of Burnham Market is just 3 miles to the south with a charming and eclectic range of independent shops and restaurants offering excellent shopping and dining.

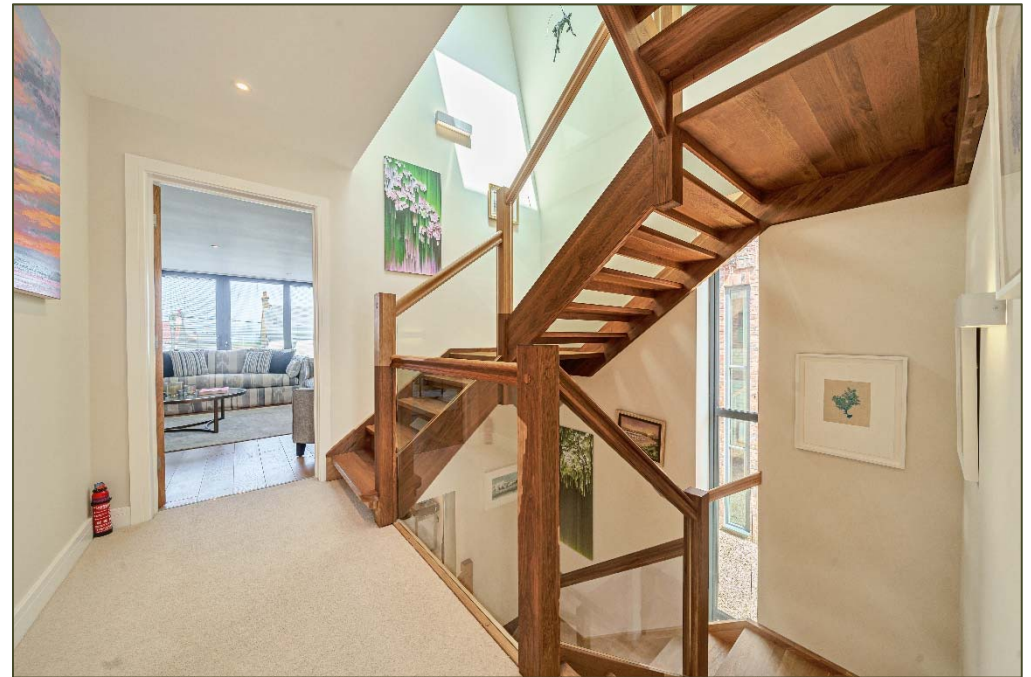
**HEATING:** Underfloor heating via an Air Source Heat Pump.

**COUNCIL TAX:** Business rated.

**SERVICES:** Mains electricity, water and drainage.

**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.

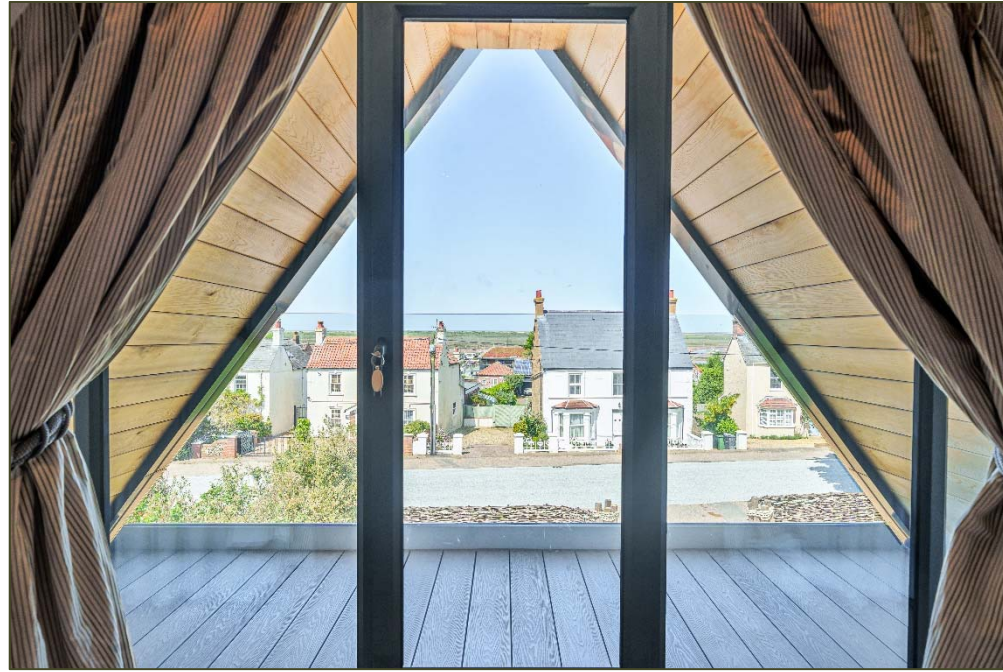














# ENERGY PERFORMANCE CERTIFICATE (EPC):

A full copy of the EPC is available upon request

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

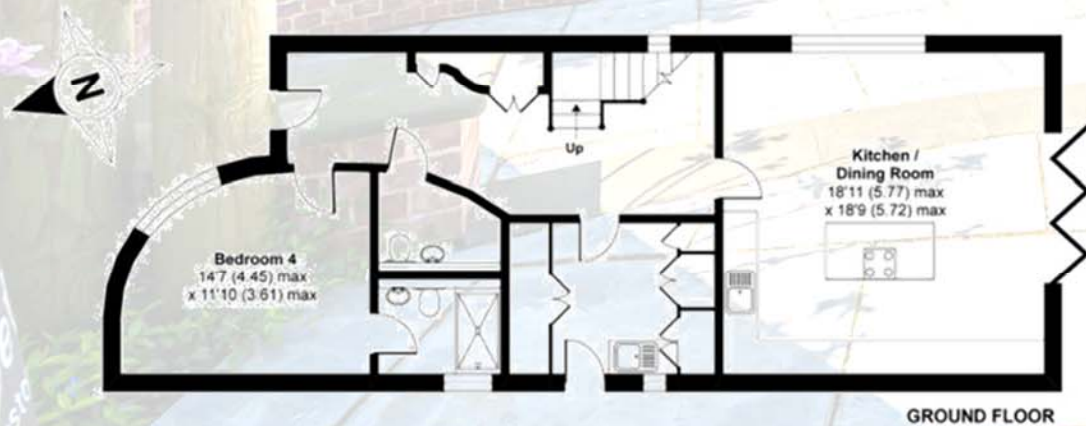
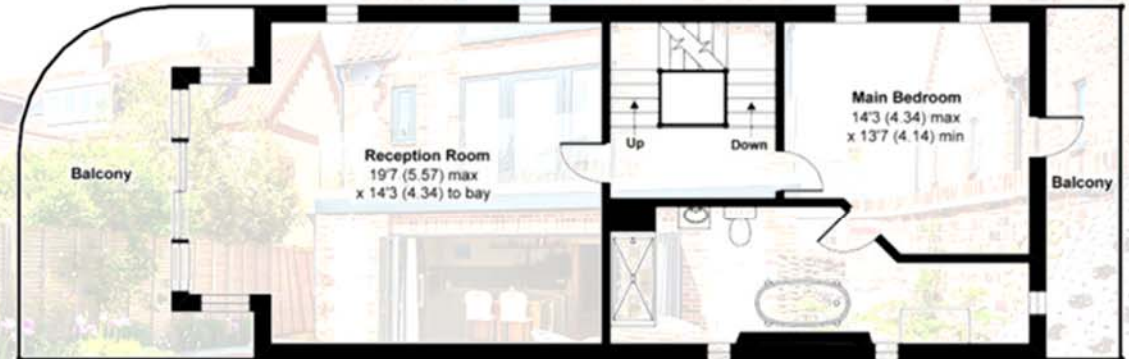
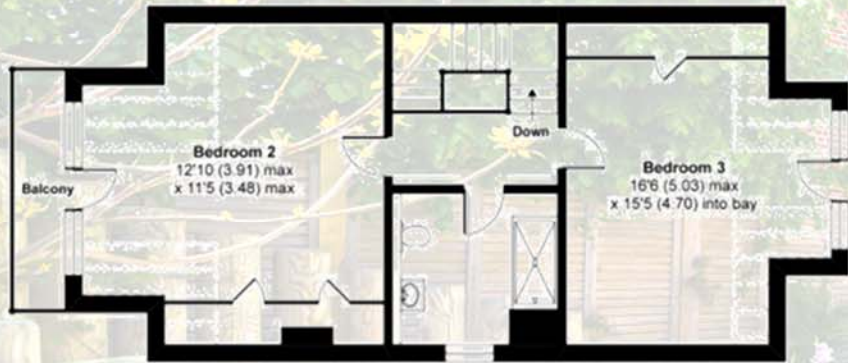
Approximate Area = 2836 sq ft / 263.5 sq m (includes garage)

Limited Use Area(s) = 126 sq ft / 11.7 sq m

Total = 2962 sq ft / 275.2 sq m

For identification only - Not to scale

Denotes restricted head height









**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.

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