



BEAUTIFULLY-APPOINTED HOUSE WITH A SUPERB CONTEMPORARY EXTENSION CONVENIENT FOR THE BEACH AND THE VILLAGE'S AMENITIES

Yasumi, 8 Mill Road, Brancaster, Norfolk PE31 8AN

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Bedfords

ESTABLISHED 1966

Guide Price: £1,600,000

(Freehold) Ref: BUR230069 (rev. 24.07.23)

- A stylish contemporary house convenient for the beach and the village's amenities
- Fully-renovated and extended c. 2019 and finished to an exceptional specification
- Entrance Hall
- Kitchen / Family Room with wood-burner and bi-fold doors to two sides
- Superb hand-built kitchen cabinets and fitted appliances
- Hand-built walk-in Pantry
- Sitting Room with beams and a wood-burner
- Cloakroom
- Snug / Bedroom 4
- Superb Principal Bedroom Suite with Dressing Area and En Suite
- Two further Bedrooms
- Family Bathroom
- South-facing landscaped garden
- Outdoor Dining Area / Loggia
- Extensive Off-road Parking behind electric gates and 2 EV charging points (7kW)











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 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.



HEATING: Air Source Heat Pump.

COUNCIL TAX: Band D

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.



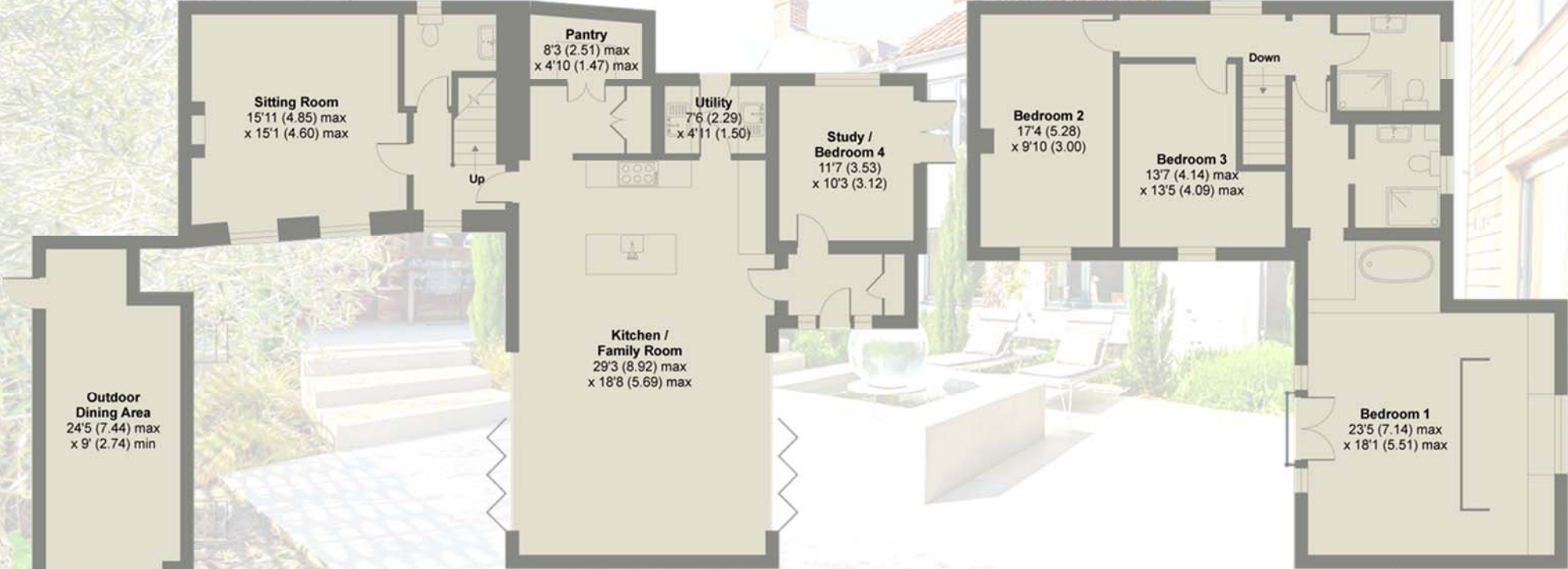








Approximate Area = 2212 sq ft / 205.5 sq m
 Outbuilding = 226 sq ft / 21 sq m
 Total = 2438 sq ft / 226.5 sq m
 For identification only - Not to scale



ENERGY PERFORMANCE CERTIFICATE (EPC):

A full copy of the EPC is available upon request

Energy Efficiency Rating		Current	Potential
Ultra energy efficient - lower running costs			
(95-100)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2023. Produced for Beofords Estate Agents REF: 981952







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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