



A TRADITIONAL STONE COTTAGE AND BARN CONVERTED TO PROVIDE c. 1740 SQ FT

Dairy Cottage, Main Road, Brancaster, Norfolk PE31 8AA

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ESTABLISHED 1966

Dairy Cottage
Main Road
Brancaster
Norfolk PE31 8AA

*A brick & flint cottage with south-facing gardens and
ample parking*

Guide Price: £799,950 (04.04.24)
Freehold BUR230141

- Part-vaulted Sitting Room with wood-burner and exposed stone walls
- Entrance Hall
- Dining Room
- Kitchen
- Playroom/Bedroom 5
- 2 Shower Rooms
- 4 First Floor Bedrooms (one a walk-through/Dressing Room)
- Ample off-road Parking
- Wrap-around Gardens to the south





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.

Dairy Cottage is situated within a designated Conservation Area.

SERVICES: Mains electricity, water and drainage.

HEATING: Oil-fired central heating.

COUNCIL TAX BAND: F

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

MOBILE COVERAGE: Ofcom indicate that EE, O2, Three and Vodafone are likely to provide voice and data outside the property and that O2 and Three are both likely to provide voice and data inside the property.





ENERGY PERFORMANCE CERTIFICATE (EPC):

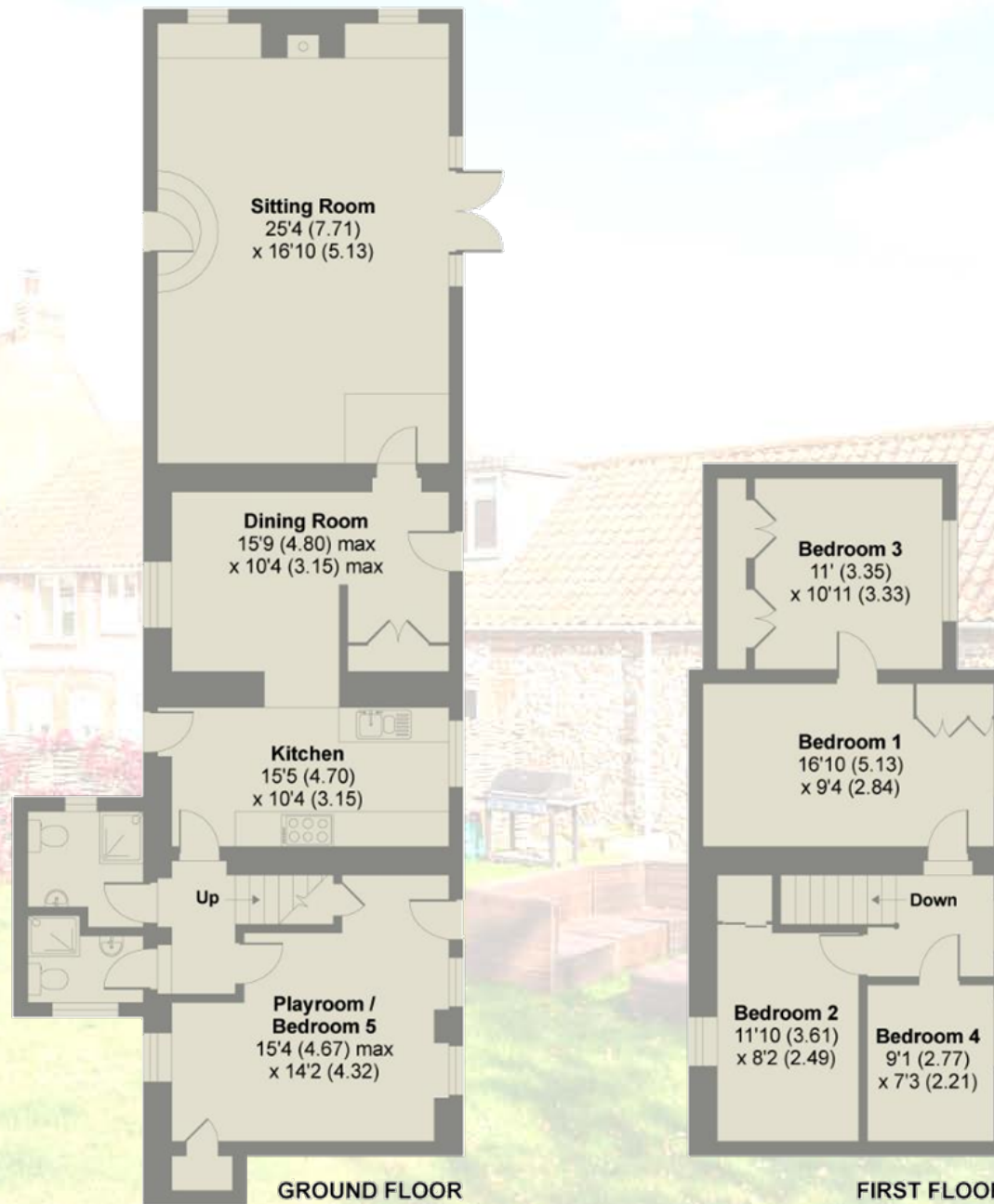
A copy of the full EPC is available upon request

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate Area = 1741 sq ft / 161.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Bedfords Estate Agents. REF: 1038395









AGENTS' NOTES:

1. The property to which Dairy Cottage is attached, Southend House, has a pedestrian Right of Way from point A around the south of Dairy Cottage to point C.
2. The land immediately to the south has the benefit of a Right of Way for agricultural purposes between the points A and B. The land is used for fruit trees and vegetables albeit not in an intensive manner.

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 and contents 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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