



A WELL-PRESENTED TRADITIONAL BRICK AND FLINT COTTAGE WITH THREE BEDROOMS AND A SOUTH FACING GARDEN

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

[bedfords.co.uk](https://www.bedfords.co.uk)

Bedfords

ESTABLISHED 1966

Cobble Cottage
Main Road
Brancaster
Norfolk
PE31 8AA

A SPACIOUS FORMER FISHERMAN'S COTTAGE SITUATED IN A SOUGHT AFTER VILLAGE
A SHORT WALK FROM THE COASTAL PATH

Guide Price: £495,000 (07.02.25)
Freehold BUR250011

- A well-proportioned period cottage.
- Coastal setting within walking distance of the beach.
- Well presented in all areas.
- Desirable features include timber double-glazed windows, pamment tiled floors, timber flooring to the first floor, wood-burning stove and exposed ceiling timbers.
- Accommodation of almost 1000 sq.ft. as follows; Sitting Room, Kitchen/Dining Room, Landing, three Bedrooms and a Bathroom.
- Outside, a private south-facing paved garden.
- Offered for sale with no onward chain.
- Some of the contents may be available to purchase by separate negotiation.












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		86
(81-91) B		
(69-80) C		
(55-68) D		44
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



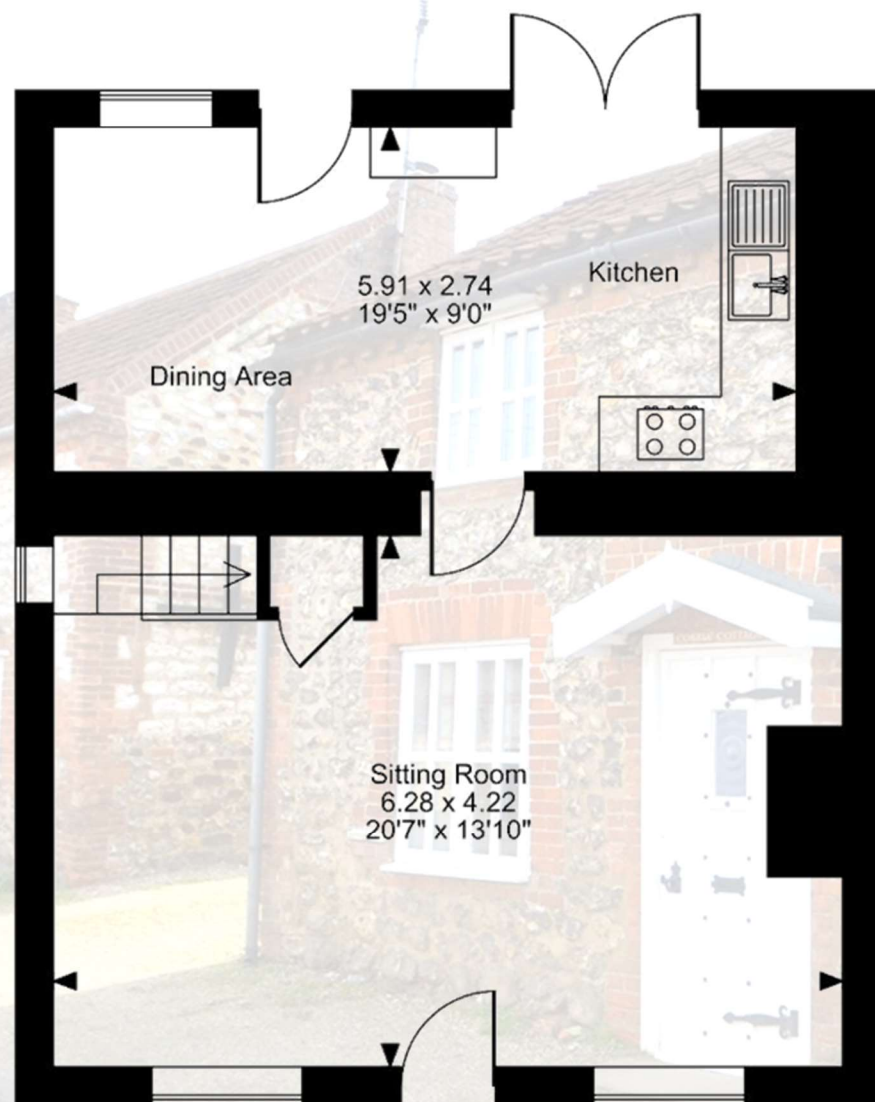




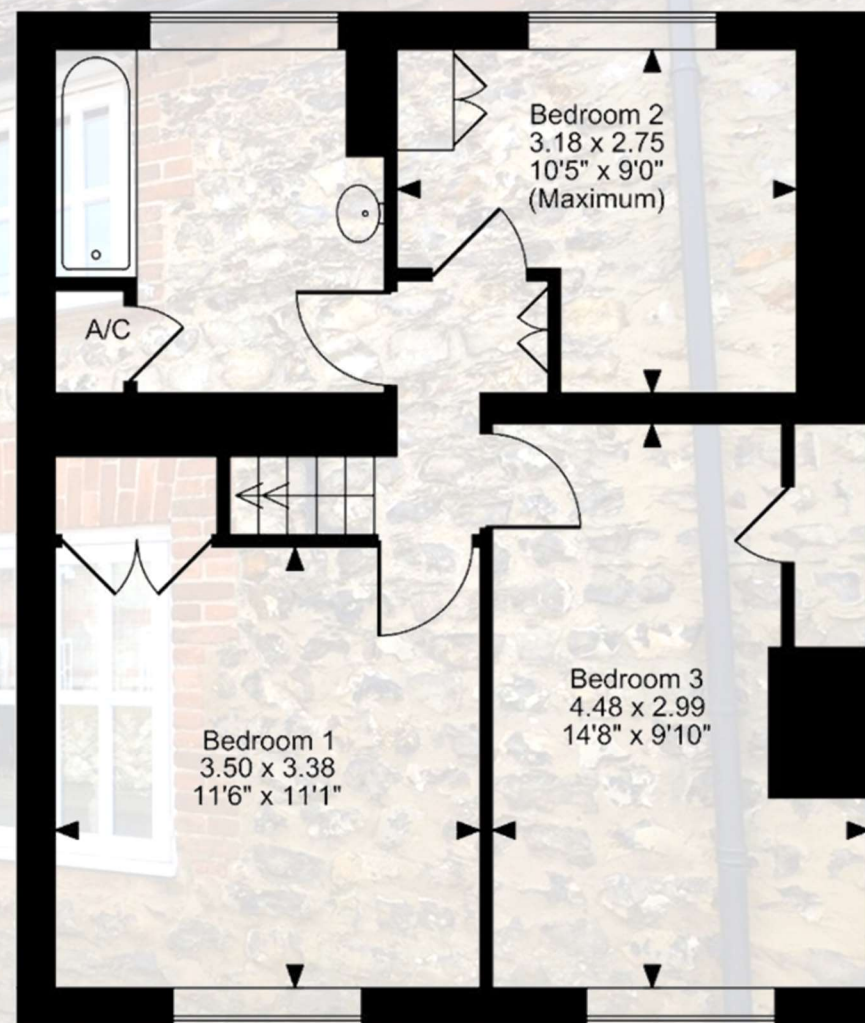
BRANCASTER is a highly sought-after village on the North Norfolk coast, an Area of Outstanding Natural Beauty renowned for its beautiful beaches, bird reserves and sailing. The Royal West Norfolk Golf Club provides a challenging links course and lies between the salt marsh and the beach. The village 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.

Cobble Cottage, Main Road, Brancaster, Norfolk
Approximate Gross Internal Area
994 Sq Ft/92 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8635624/JRD



HEATING: Independent electric heating & wood-burning stove.

COUNCIL TAX: Band C.

SERVICES: Mains water, electricity and drainage.

AGENT'S NOTE: The property is situated in a conservation area.

BROADBAND: Ofcom state that superfast broadband is available at the property.

MOBILE COVERAGE: Ofcom state that Three and O2 are likely to have voice inside the property, Three is likely to have data and O2 has limited data. Ofcom state that EE, O2, Three & Vodafone are likely to have voice and data outside the property.

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



Bedfords

ESTABLISHED 1966

The Bower House, 25 Market Place, Burnham Market, Norfolk PE31 8HF | WWW.BEDFORDS.CO.UK