



SCHOOL HOUSE

MARKET LANE, BRANCASTER, KING'S LYNN, NORFOLK, PE31 8AB

Guide Price: £675,000 EPC: E

JACKSON-STOPS 



SCHOOL HOUSE

MARKET LANE, BRANCASTER, KING'S LYNN, NORFOLK, PE31 8AB

TOTAL APPROX. INTERNAL FLOOR AREA 1163 SQ FT.

SCHOOL HOUSE IS A THREE-BEDROOM CHARACTER COTTAGE, PEACEFULLY SITUATED ON MARKET LANE IN THE HIGHLY SOUGHT-AFTER COASTAL VILLAGE OF BRANCASTER. IDEALLY LOCATED CLOSE TO THE STUNNING NORTH NORFOLK COASTAL PATH, BRANCASTER GOLF CLUB AND THE SAILING FACILITIES AT BRANCASTER STAITHE AND BURNHAM OVERY STAITHE, THE PROPERTY IS PERFECTLY POSITIONED TO ENJOY THE VERY BEST OF THE NORTH NORFOLK COAST.



GROUND FLOOR

- Porch
- Living room
- Dining Room
- Kitchen
- Utility/laundry room
- WC and shower room

FIRST FLOOR

- 3 Double bedrooms
- Family bathroom.

OUTSIDE

- Gated off road parking
- Front and rear gardens (East- West)
- Large Shed

ADDITIONAL FEATURES

Utilities

- Water supply: Mains
- Electricity: Mains
- Gas: LPG
- Oil: Private supply
- LPG: Yes
- Heating: Oil fired central heating
- Drainage: Mains
- Broadband connection: FTTC
- Parking: Off road
- EV charge point: No

Rights and Restrictions

- Private rights of way: No
- Public rights of way: No
- Listed Property: No
- Restrictions: Yes
- Easements: Yes
- Conservation area: Yes

Risks

- Flooded in last 5 years: No
- Flood defences: N/A
- Source of flood: N/A

TENURE

Freehold

LOCAL AUTHORITY

Kings Lynn and West Norfolk

Council tax band D

EPC RATING - E

DESCRIPTION

School House is a three-bedroom character cottage, peacefully situated on Market Lane in the highly sought-after coastal village of Brancaster. Ideally located close to the stunning North Norfolk Coastal Path, Brancaster Golf Club and the sailing facilities at Brancaster Staithe and Burnham Overy Staithe, the property is perfectly positioned to enjoy the very best of the North Norfolk coast.

This delightful semi-detached cottage also benefits from private parking and a beautifully secluded west-facing garden, ideal for relaxing and enjoying the afternoon and evening sun.

Approached from Market Lane, School House is situated to the right-hand side of the track, with a block-paved driveway leading to the property. This semi-detached brick and pantile cottage offers well-proportioned accommodation.

Entered via a front porch, the ground floor features two generous reception rooms, both enjoying dual-aspect windows to the front and rear elevations, creating light living spaces. To the left-hand side of the property is the spacious sitting room, centred around a cast iron and tiled open fireplace. This room has been extended to the rear, with French doors opening directly onto the garden.





On the opposite side of the house is a useful dining room with a traditional brick open fireplace, this room flows into the kitchen located at the rear of the property. The kitchen has been modernised with painted shaker-style cabinetry in a light blue, complemented by marble worktops.

Integrated appliances include an electric oven and gas hob, with additional space for a dishwasher and fridge.

Beyond the kitchen is a highly practical utility/laundry room which has access out to the garden; ideal for storing coats, boots, wetsuits and muddy dogs after days spent enjoying the coast. A ground floor shower room with WC completes the downstairs accommodation.

Upstairs, the property offers three well-proportioned double bedrooms, two of which are positioned at the front of the house enjoying an easterly aspect, with the third overlooking the rear garden. The family bathroom is fitted with white sanitaryware and comprises a bath with shower over, wash hand basin with vanity storage and WC.

OUTSIDE

School House sits centrally within its plot, enjoying gardens to both the front and rear. To the front, there is an east-facing lawned garden, ideal for morning sun.

To the rear, the property benefits from an enclosed west-facing garden, offering privacy and a peaceful setting, bordered by mature trees and established shrubs.

To the side of the house is a substantial timber shed, providing excellent storage for bicycles, gardening equipment and coastal gear. This area also houses the oil tank.

SITUATION

Brancaster is one of North Norfolk's most desirable coastal villages, renowned for its wide sandy beaches, outstanding natural beauty and relaxed coastal lifestyle. Surrounded by stunning coastline and open countryside, the area offers exceptional walking opportunities, with easy access to the famous North Norfolk Coastal Path and miles of scenic trails across salt marshes, dunes and nature reserves.





The village is also home to the highly regarded Brancaster Golf Club, one of the country's finest links courses, attracting golfers from across the UK.

For sailing enthusiasts, nearby Brancaster Staithe and Burnham Overy Staithe provides excellent sailing and watersports facilities.

Brancaster and the surrounding villages offer a wonderful selection of traditional coastal pubs, restaurants and cafés, creating a vibrant yet relaxed atmosphere throughout the year.

With its breathtaking coastline, outdoor lifestyle and excellent local amenities, Brancaster remains a highly sought-after destination for both permanent residents and holiday homeowners alike.

DRIVING DISTANCES (approx.)

- Burnham Market – 4.5 miles
- Hunstanton – 7 miles
- Holkham – 8 miles
- Kings Lynn – 21 miles (mainline station to London Kings Cross)

WHAT3WORDS

We highly recommend the use of the what3words website/app. This allows the user to locate an exact point on the ground (within a 3-metre square) by simply using three words.

///Linked.sisters.materials

AGENTS NOTE

The attached building is Brancaster primary school which closed in 2025

IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor





3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

7. Note to potential purchasers who intend to view the property; if there is any point of particular importance to you, we ask you to discuss this with us before you make arrangements to visit or request a viewing appointment.

DATE DETAILS PRODUCED

A bedroom interior featuring a large bed with a white duvet. A window with blue patterned curtains is visible, looking out onto a green landscape. To the right, there is a wooden wardrobe, a small wooden bench, and a framed picture on the wall.



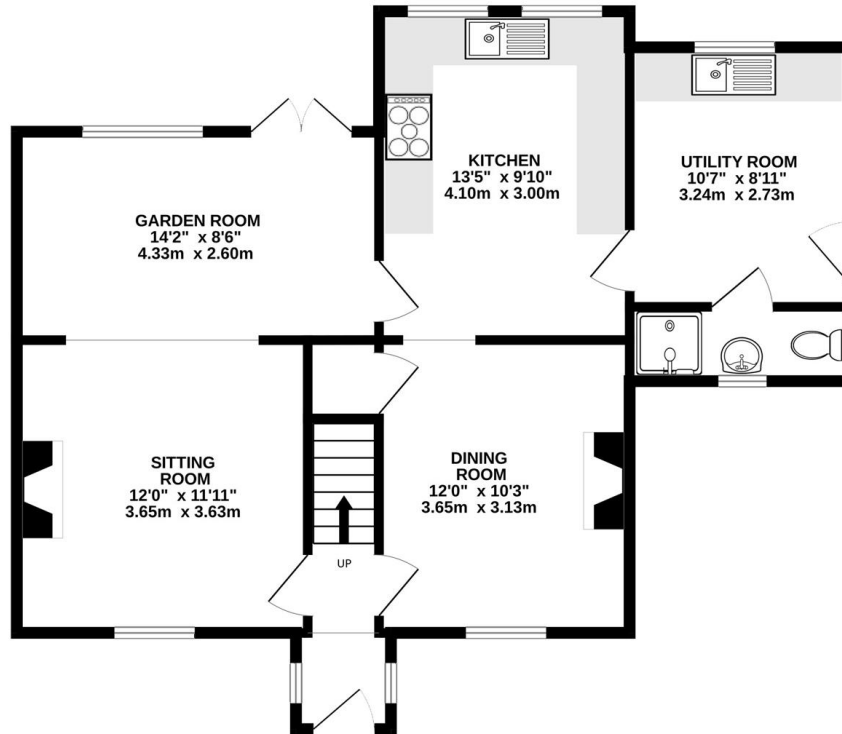


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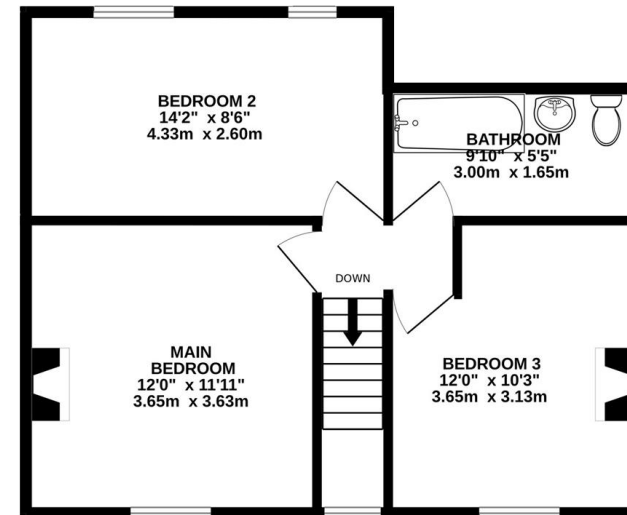
TOTAL APPROX. FLOOR AREA 1163 SQ.FT (108 SQ.M.)



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.

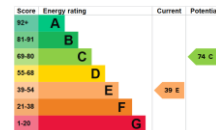


1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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BURNHAM MARKET

01328 801 333

burnhammarket@jackson-stops.co.uk

jackson-stops.co.uk

JACKSON-STOPS

