




SEA GLASS

BRANCASTER STAITHE



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'THEY HAD BEEN COMING TO THE BEACH FOR YEARS,
IN ALL WEATHER...THEY LIKED IT BEST WHEN IT
APPEARED AS THEY HAD FIRST KNOWN IT...EMPTY BUT
FOR A LONE DISTANT FIGURE LOOKING FOR MUSSELS,
WATCHING THE BIRDS OR WALKING A DOG.'

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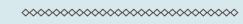
“Invitation to Married Life”
by Angela Huth, featuring Brancaster Beach

VIEWES, TRANQUILITY
& GLAMOUR

Set within the village of Brancaster Staithe, Sea Glass is the inspiration of local coastal architect, Jason Law. From an elevated position, the house is orientated to offer expansive views across the marshes and staithe. Its traditional coursed chalk and brick and flint exterior is juxtaposed with an interior that defines relaxed glamour. Full of cool spaces, the house is packed with design ideas and charming coastal touches.



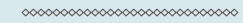
WITH LOVELY SEA VIEWS MIRRORED BY A SERENELY
BEAUTIFUL INTERIOR, SEA GLASS IS A PERFECTLY
PITCHED ANTIDOTE TO MODERN LIFE.



A COASTAL COMMUNITY

Set close to the action, Sea Glass is literally opposite Brancaster Staithe's pretty harbour and enjoys easy access to vast, sandy beaches and lovely coastal walkways.

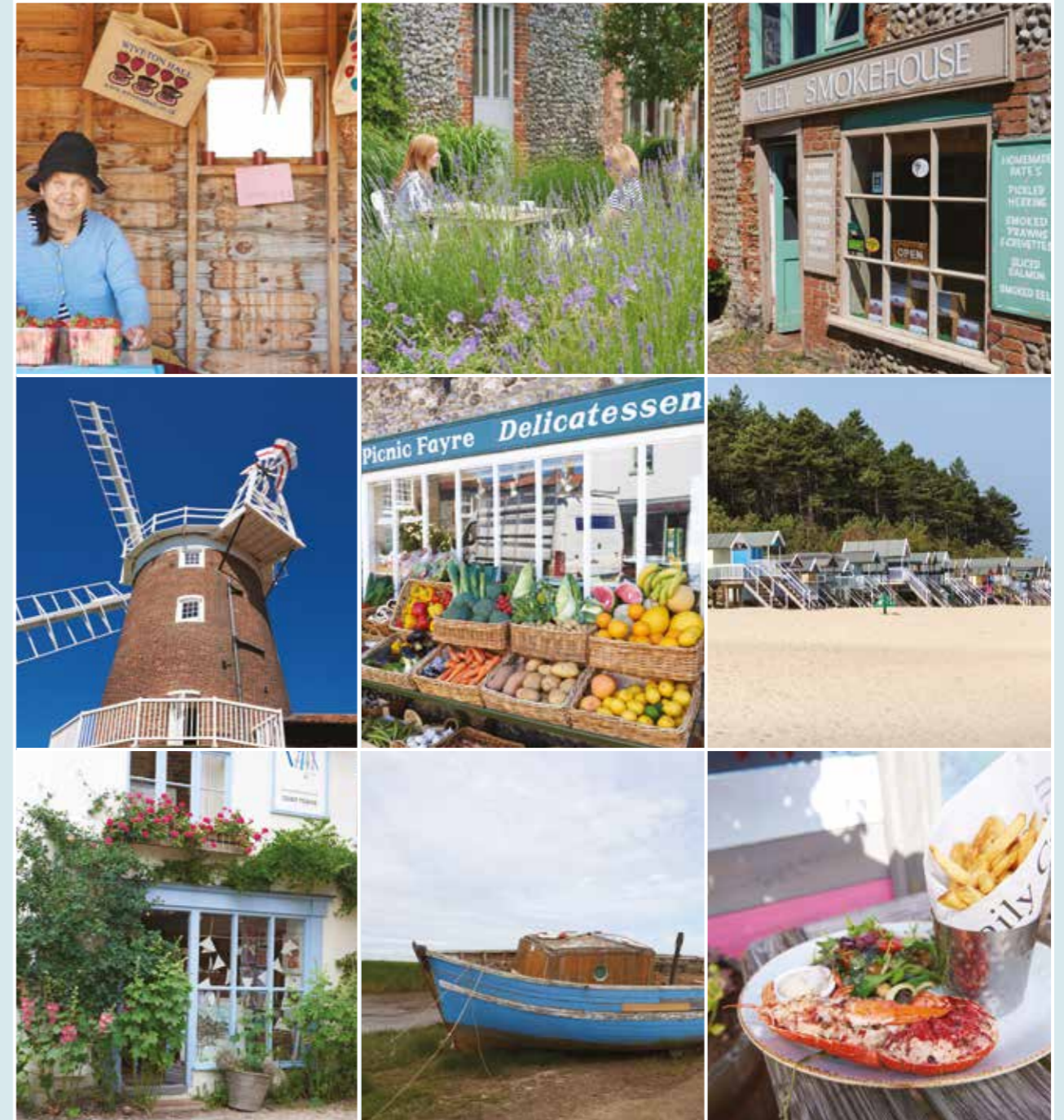
Famous for its mussels in winter, the village offers seafood and hospitality at The Jolly Sailors and The White Horse pubs or, more eccentrically, at The Crab Hut.





TREASURES TO BE DISCOVERED

Centrally located on the North Norfolk coast, Brancaster Staithe is well placed for exploring the coastline's many attractions. Diversions encompass a pretty quayside in Blakeney, sweeping beaches in Holkham and seal watching in Morston. For foodies there are many excellent pubs and restaurants including The Hero in Burnham Overy Staithe, Titchwell Manor and The Victoria at Holkham.



FOR QUIRKIER TASTES, THE WIVETON CAFÉ, COOKIES OF CLEY OR LETHERINGSETT'S 'BACK TO THE GARDEN', SHOULD NOT BE MISSED.



SET ON THE COAST, BRANCASTER STAITHE ENJOYS EASY ACCESS TO VAST, SANDY BEACHES AND COASTAL WALKWAYS.





LOOKING FOR A PLACE TO EAT? THE AWARD WINNING HOSTE ARMS OFFERS A CONVIVIAL PLACE TO RELAX AND UNWIND.

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V I B R A N T  
B U R N H A M   M A R K E T

Full of Georgian charm, Burnham Market is generally considered North Norfolk's most desirable village. Set around a pretty green, independent shops such as Humble Pie Deli and Gurneys Fish Shop all epitomise rustic chic. For a more cosmopolitan touch, Anna, Jack Wills and Urban Armour contribute to a rich mix of outlets.

WITH AN INTERIOR PALETTE OF WARM, NATURAL TONES AND BLEACHED OAK FLOORING, SEA GLASS PAYS CONTINUAL HOMAGE TO ITS BEACH LOCATION.



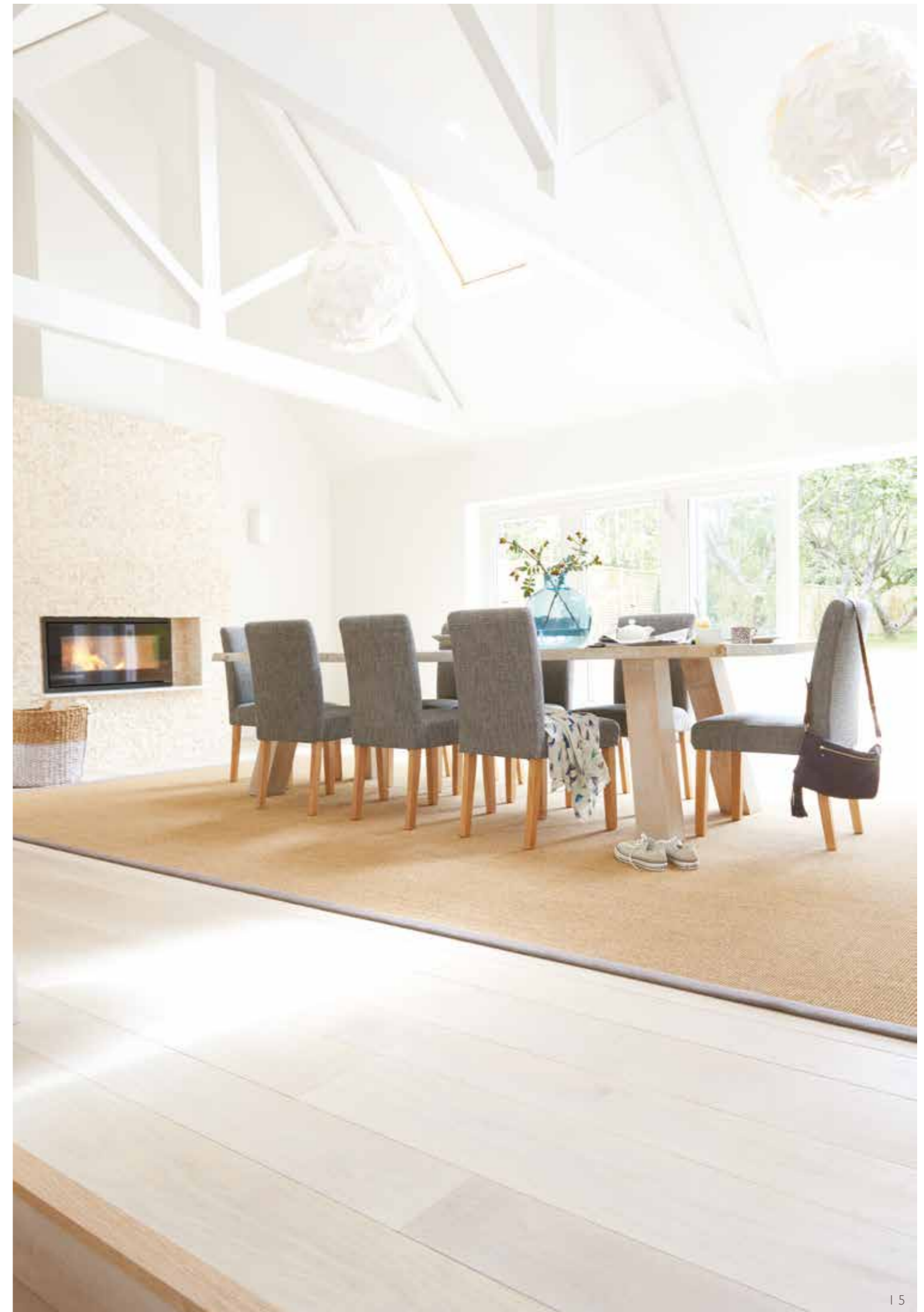
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BUILT FOR LIGHT & SPACE

Set back behind a gravel driveway, Sea Glass offers privacy in the heart of the village. Spread over 4,500sq ft, it includes 4 bedrooms on the first and second floors, with a study/guest room on the ground floor.

Off the master bedroom, a generous glass and chrome balcony over looks the marshes, while the second floor bedrooms enjoy 2.5m high Velux Cabrio Balcony windows and panoramic sea views

Full of space and light, the house has a range of reception rooms, including a drawing room, snug and an open plan kitchen/breakfast room. Central to it all, a magnificent west-facing courtyard casts light in all directions.

WHILE SEA GLASS CONSISTENTLY DAZZLES WITH BOLD IDEAS, CLEVER DESIGN AND PURE LUXURY IT NEVER FORGETS TO BE A FAMILY HOME. OFFERING LOVELY, TRANQUIL SPACES AND ENDLESS VIEWS, THIS IS THE MOST SPLENDID OF SEASIDE RETREATS.





OVERLOOKING THE FAMILY ROOM, A MEZZANINE FLOOR IS REACHED VIA A SPIRAL STAIRCASE AND IS LIT FROM ROOF LIGHTS ABOVE. THE 4 STYLISH BATHROOMS ENJOY LIMESTONE FLOORS AND EXOTIC TILING, WHILE IN THE MASTER BEDROOM A STAND-ALONE RESIN BATH AND DOUBLE SINK INCREASE THE WOW FACTOR.

CHIC, SERENE & CLASSIC

Sea Glass's interior marries contemporary, high-end luxe, with soft coastal influences, to create a distinctly laid-back glamour.

It is a house filled with showstoppers. In the hallway, a custom-built oak and glass staircase and a double-sided fireplace set the tone, while an exposed brick and flint wall adds rustic texture. In the bespoke kitchen, a magnificent vaulted ceiling radiates light from the western courtyard and into the family room.

A funky mix of materials and styles, the family room encompasses floor-to-ceiling glazing, a retro, stone-clad fireplace and a wall of contemporary, wooden shelves.

AN ENCHANTED
GARDEN

From the rear of the house, bi-fold doors lead onto a large limestone terrace and beds filled with scented planting. Catching the sun all day, the 100ft, south-facing garden retains much of its original orchard feel. Elsewhere, lovely specimen plants, herbaceous shrubs and pleached lime trees all feature.



IN THE COURTYARD, LIMESTONE TILES
ALONGSIDE RAISED BEDS AND BOX HEDGES
CREATE A VERY COOL SPACE INDEED.



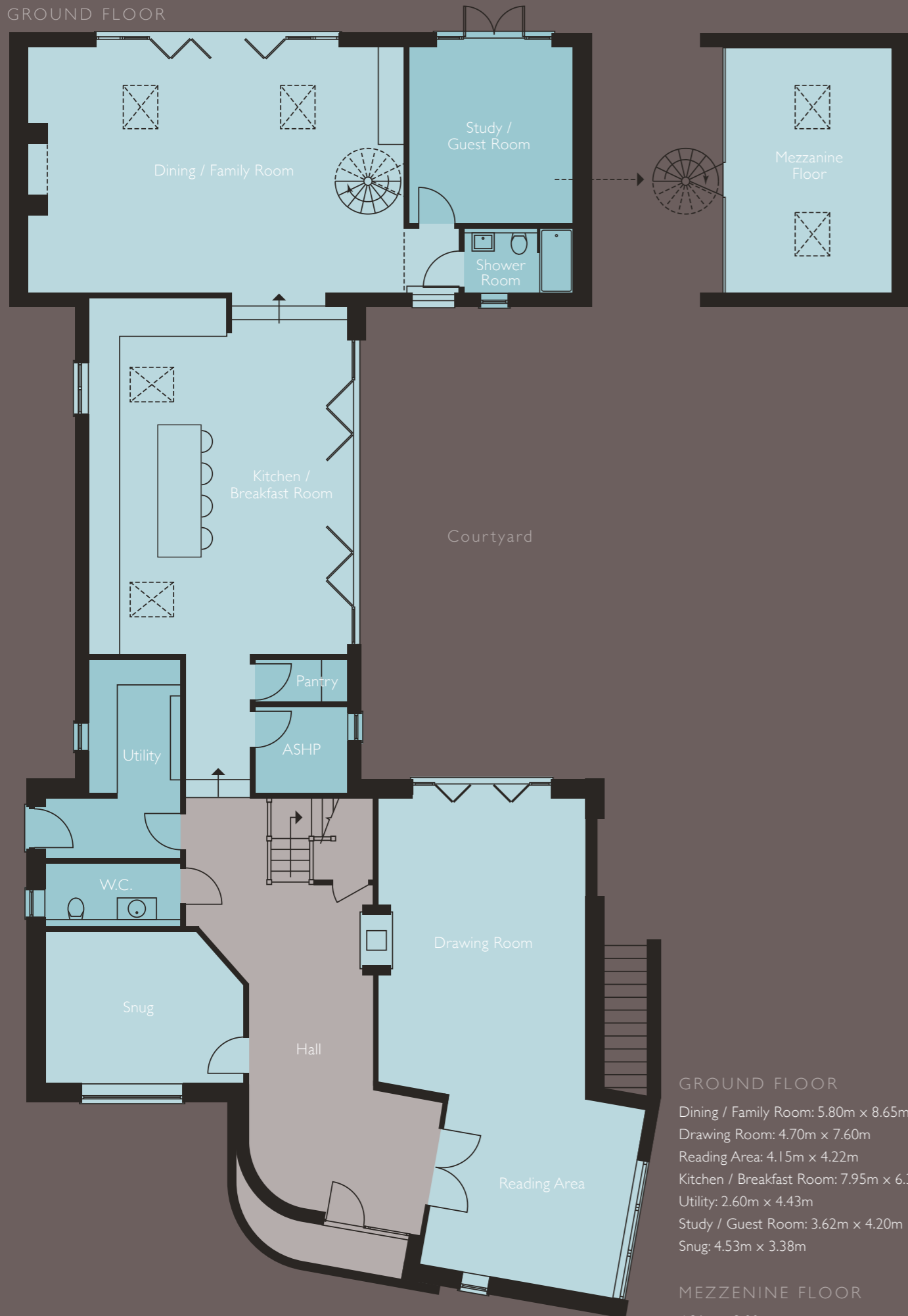
← BRANCASTER 1.5 MILES

HARBOUR WAY

COAST ROAD

BURNHAM MARKET 3.2 MILES →

GROUND FLOOR



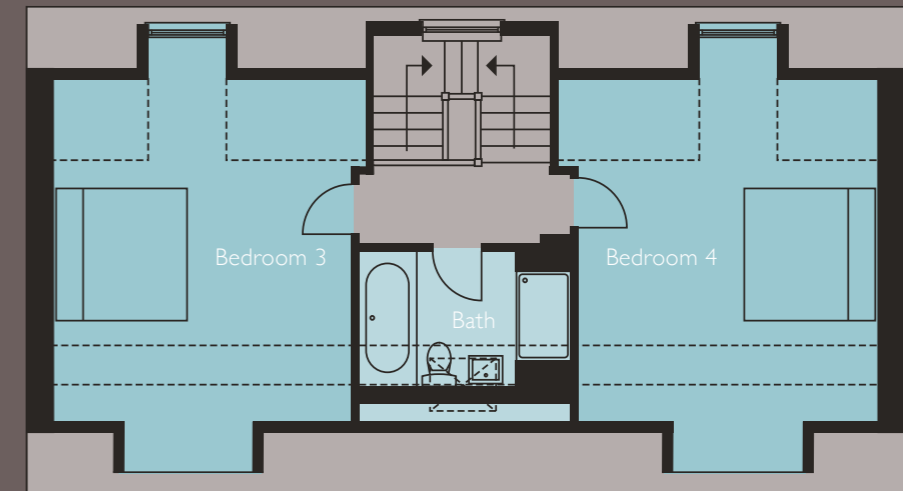
GROUND FLOOR

Dining / Family Room: 5.80m x 8.65m
 Drawing Room: 4.70m x 7.60m
 Reading Area: 4.15m x 4.22m
 Kitchen / Breakfast Room: 7.95m x 6.35m
 Utility: 2.60m x 4.43m
 Study / Guest Room: 3.62m x 4.20m
 Snug: 4.53m x 3.38m

MEZZENINE FLOOR

4.31m x 3.80m

SECOND FLOOR



FIRST FLOOR



FIRST FLOOR

Master Bedroom: 4.93m x 4.15m
 Master Bedroom Dressing Room: 2.14m x 4.47m
 Bedroom 2: 4.08m x 4.47m

SECOND FLOOR

Bedroom 3: 5.05m x 4.40m
 Bedroom 4: 5.05m x 4.47m

SPECIFICATION

CONSTRUCTION

Red bricks, hand cut coursed chalk blocks, small coursed flints, red clay roof pantiles.

Contemporary galvanised steel guttering.

Traditional construction of brick and blockwork outer walls, cavity filled with mineral wool insulation.

KITCHEN AND UTILITY

Stylish and contemporary hand-made units, either spray painted in heritage colour 'Charleston Grey' or in natural limed oak. Solid composite 'Carrara Marble look' work tops. The island has a wrap-around oak top. The drawers and cupboards are lined with a natural colour oak veneer.

Two Miele ovens, side by side, full height Miele integral Fridge Freezer, Two Miele dishwashers side by side, Capel wine cooler, large Miele induction hob, large stainless steel extractor hood.

Stainless Steel double basins, Quooker Hot Tap and contemporary chrome mixer tap.

Antique mirror glass splash back.

BATHROOMS

Duravit white sanitary ware.

Vado chrome taps and brassware in all bathrooms except Master En-Suite, which has Hans Grohe contemporary style brassware.

Wall mounted lever taps and spout in all Bathrooms, except ground floor Shower Room.

Wall hung contemporary basins with vanity units, Downstairs Cloakroom has an inlaid Indian desk holding a vessel basin.

Fully tiled shower enclosures with low profile or flush shower trays, some with additional hand held shower hose; shampoo boxes lined with cream quartz, some with internal lighting; loo roll holders all lined – or bottom shelf only – in cream quartz.

Chrome electric heated Towel Rails.

Wall tiles from Porcelanosa or Johnsons. Floor tiles are natural 'Cathedral' Limestone.

LIGHTING AND ELECTRICAL

Down lights to Drawing Room, Hallway, Master Bedroom, Bedroom 2, Study and all Bathrooms.

Sonos audio system, with speakers in Kitchen, Family Room and Study/Guest Room.

TV points to Drawing Room, Family Room, Study, Snug, Master Bedroom and Bedrooms 2 and 3.

Pre-wiring for customer's own connection for Sky Plus TV in Living Room and Master Bedroom.

Alarm fitted throughout the house.

HEATING AND PLUMBING

Air source heat pumps.

Hot water and immersion heater fitted in ground floor Services Room.

Underfloor heating to ground floors and radiators to first and second floor.

A two-sided contemporary floating fire box to Drawing Room and Hallway.

Contemporary floating fire box to Family Room.

WINDOWS AND DOORS

Cabrio Velux, 2.5m high balcony windows to Bedrooms 3 and 4.

Bi-fold doors to Drawing Room, Kitchen/Breakfast Room and Family Room.

French doors to Master Bedroom and Study/Guest Room.

Treated timber, double glazed, spray painted windows in heritage colour 'Purbeck Stone'.

Waxed oak interior doors with chrome contemporary handles, hinges and magnetic latches.

Spray painted, Accoya wood front door and side panel in 'Purbeck Stone'.

JOINERY

Bespoke, 'artisan made' contemporary oak staircase, with glass wall from ground floor to second floor.

Off the Kitchen is a separate larder with fitted wooden wine rack and shelving unit with 'Carrara Marble look' work top and floating shelves above.

Custom-built spiral staircase in Family Room with Oak treads and metal balustrades.

Hand made wooden bookcase in Family Room, spray painted in heritage colour 'Charleston Grey'.

Bespoke fitted dressing room to Master Bedroom.

Fitted 'Walk in Wardrobe' style dressing room to Bedroom 2.

FLOOR COVERINGS

White waxed engineered oak flooring to Hallway, Kitchen/Breakfast Room, Family Room, Mezzanine Room, Drawing Room and Reading Area.

Wide oak door thresholds.

Sisal carpets to Snug and all Bedrooms.

Limestone tiles to all Bathrooms, Utility Room and downstairs Shower Room.

DECORATION

Walls, ceilings and skirtings in heritage colour 'Strong White.' Walls and ceilings in emulsion and skirtings in satin finish.

Square edge contemporary style skirting and architrave.

Brick and flint wall to Hallway, housing floating, two-sided fire box.

Cream mosaic stone-faced chimney breast with contemporary floating fire box.

EXTERNAL

Balcony with grey, Millboard decking leading from Master Bedroom over looking the marshes and estuary. Outside steps also lead to balcony.

Garden designed by Susannah McDougall and includes south facing turfed lawn to rear orchard garden, many new shrubs and pleached trees to soften boundaries, planting to formed beds, topiary box balls and grasses.

Limestone tiles laid to the front entrance, rear terrace and courtyard. Grey granite setts and natural gravel also feature.

Boundaries include willow fencing, contemporary fencing, red brick walls and mature hedges.

At entrance to the gravel driveway are electrically operated, painted timber, full height gates with brick and flint piers. A carved stone nameplate is set into the pier alongside the intercom system.

Double garage with electric doors and Sedum green roof.

External taps to front and rear.

External lighting all around the property, including zinc coach lights overlooking the terrace and flower bed lighting.





HAND MADE IN
NORFOLK

Lovingly made luxury is intrinsic to Sea Glass. To that end, we deliberately sourced highly skilled, local craftspeople to create some very beautiful features for us. We wanted artisans who both understood our values and had the accomplishment to recreate our vision.

DESIGNED TO ENHANCE
NATURAL APPEAL

Established in 2007, Fleur Developments specialise in creating distinctive one-off houses and exclusive developments, in some of North Norfolk and Suffolk's most desirable locations. Designed to both reflect and enrich their surroundings, Fleur properties re-visualise traditional ideas to offer innovative, sophisticated and highly appealing rural retreats.



FLEURDEVELOPMENTS.COM

FOR ALL ENQUIRIES CONTACT:
01328 730340
SOWERBYS.COM



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LOVINGLY MADE LUXURY



FLEUR