



SPINDRIFT

Brancaster Staithe



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At the beach, life is different. Time  
doesn't move hour to hour but mood to  
moment. We live by the currents, plan  
by the tides, and follow the sun.  
.....

Sandy Gingras



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## COASTAL LIFE AND PURSUITS

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Set within an area of outstanding natural beauty, Spindrift enjoys easy access to Brancaster Staithe's wide sandy beaches, bustling harbour and coastal walkways. A pretty village, its thriving fishing and sailing communities provide focus and a lively year-round appeal. Famous for its mussels in winter, Brancaster Staithe offers seafood and local hospitality at The Jolly Sailor and The White Horse pubs, or for something quirkier, there is The Crab Hut on the Staithe ●





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DISTINCTIVE COASTAL LIVING  
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Located within the sought-after coastal village of Brancaster Staithe, Spindrift is a distinctive 5-bedroom property. Its contemporary design sits well within more traditional surroundings and its large, south-facing garden and terrace is hugely appealing. With light, open plan living spaces the interior is elegantly modern, beautifully crafted and includes a stylish garden room. In a novel twist, Spindrift's landscaped exterior includes a one-room studio; sophisticated in design, 'The Pod' offers possibilities as a bedroom suite, playroom, teenage retreat or office ●



DESIGNED FOR LIGHT AND SPACE

Set back behind a gravel driveway and a bespoke timber gate, Spindrift's contemporary design blends quietly with its coastal surroundings. An appealing mix of brick, painted-timber cladding and generous glazing, Spindrift's frontage is softened and lifted by pleached hornbeam trees. A light, spacious interior includes 4-bedrooms within the house and 1 in 'The Pod'. Three of the bedrooms have en-suite bathrooms and the master bedroom also enjoys a pretty Juliette balcony. A large kitchen/dining area leads into a stunning garden room; with bi-fold doors on the southern side, the garden room opens onto a large south-facing terrace and literally brings the outside-inside ●



## STYLISH LUXURY

Carefully crafted from only the best quality materials, Spindrift's interior is the essence of contemporary, well-designed elegance. Its high-gloss kitchen, engineered oak flooring and beautiful Porcelanosa bathrooms neatly combine luxury with functionality. Individual character is plentiful, with features including an open-hearth fireplace and sleek wood burner in the living room, a handcrafted bookcase lining the study wall and a lime-waxed ash wood and glass central staircase ●

## SPECIFICATION

### CONSTRUCTION

Red brick with treated and painted larch timber cladding.  
Natural clay pantile roof.  
Traditionally constructed brick and blockwork outer walls, cavity filled with mineral wool insulation.  
Contemporary galvanised steel guttering.

### KITCHEN AND UTILITY

Stylish, contemporary cream gloss kitchen with soft close mechanism to all cupboards and drawers.  
Solid quartz composite worktop with quartz upstand.  
Energy efficient A rated Bosch appliances – ceramic induction hob, stainless steel extractor hood, stainless steel single oven and matching combination microwave oven.

Stainless steel under-mounted 1.5 bowl sink with contemporary chrome mixer tap. Waste disposal unit within sink.  
Coloured glass splash backs to the rear of all worktops.  
Floating oak shelves above worktops with recessed lighting.  
Integrated fridge/freezer.  
Integrated waste bin with recycling facility.

Utility units are stylish and modern to match kitchen with two tall cupboards  
Utility has row of contemporary style coat pegs.

Utility has space for customers' own washing machine and dryer.

Utility – quartz worktop with inset drainer with under-mounted single bowl stainless steel sink

### BATHROOMS

Quartz tops to shelves, bath surround and basin surrounds in each bathroom.  
Ideal Standard white sanitary ware with low profile shower trays.  
Ideal Standard chrome taps and shower heads.

Contemporary style toilets with concealed cisterns and soft close seats.  
Two matching wall hung contemporary basins in Main Bathroom.  
Vanity Unit in Master Ensuite Bathroom.

Mirrors fitted above all basins.

Fitted wall lights to Main Ensuite Bathroom.

Fully tiled shower enclosures with low profile shower trays and recessed shelving.  
Heated towel rails in all bathrooms.  
Porcelanosa ceramic wall and floor tiles.

### LIGHTING & ELECTRICAL

Downlighters to kitchen, hallway, garden room and master ensuite bathroom.

Chrome finished sockets and switches.

TV points to kitchen, living areas and all bedrooms.

BT points to kitchen, living areas and bedrooms.

Pre-wiring for customer's own connection for Sky Plus TV in living room and master bedroom.

Alarm system fitted.

External lighting to front and rear of house, lighting to garage, lighting to rear terrace area of garden.

Automated electric controlled garage door – with hand held remote control key fob.

### HEATING

Oil fired central heating backed up by Solar thermal hot water supply.

Contemporary style wood burning stove (Termatech) fitted to Sitting Room on limestone hearth.

Hot water storage tank and immersion heater fitted.

Under floor heating to ground floor and radiators under radiator covers to first floor

### JOINERY

Timber, painted fitted bookcase with shelves and drawers in Study.

Ash and glass staircase, finished in a limed white wax.

Timber, high performance double glazed painted windows and doors.

Oak interior doors with stainless steel contemporary handles and hinges.

Square edged contemporary style architrave and skirtings.

Fitted wardrobes to bedrooms with oak flooring inside.

Fitted walk in wardrobe dressing room to master bedroom.

### FLOOR COVERINGS

Large plank Oak engineered flooring to hall way, kitchen/dining area and Garden room.

Ceramic floor tiles to utility room, cloakroom, bathroom and ensuites.

Ribbed natural colour carpet and luxurious underlay fitted to Sitting Room, Study, Landing and all bedrooms.

### DECORATION

Walls, ceilings, skirtings and architraves in Farrow & Ball colour 'Skimming Stone' (walls and ceilings in emulsion) (skirtings and architrave in satin finish).

### EXTERNAL

Existing mature boundaries. East Boundary and Southern Boundary fitted with contemporary style timber panel fencing.

Landscaping designed by Susannah MacDougall.

Raised lawn area with timber decking, limestone pathway leading to elevated garden.

South facing terraced in natural limestone large paving stones.

Well stocked established plants and trees to all new formed beds in all areas of garden.

New gravel driveway and parking area.

Large, detached, single garage/boat house designed to blend with house in painted timber cladding.

Garage is in a plastered finish inside.

Wide limestone pathway to covered porch at front door.

Two external taps to garden.

### THE 'POD'

An annexe, a larch timber clad building in the garden incorporating either a large Study or Bedroom or Studio or Gym (whatever you want it to be) with a fully fitted Shower Room and a kitchen in a cupboard. Insulated and heated, with a timber oak engineered floor throughout and large bi-fold doors facing West.



GROUND FLOOR

Garden Room	5.20m x 5.80m
Living Room	4.70m x 7.05m
Kitchen	7.30m x 4.70m
Study/Bedroom	5.03m x 3.60m
Utility	4.54m x 2.13m
Garage	5.72m x 5.22m
The Pod	6.14m x 4.14m

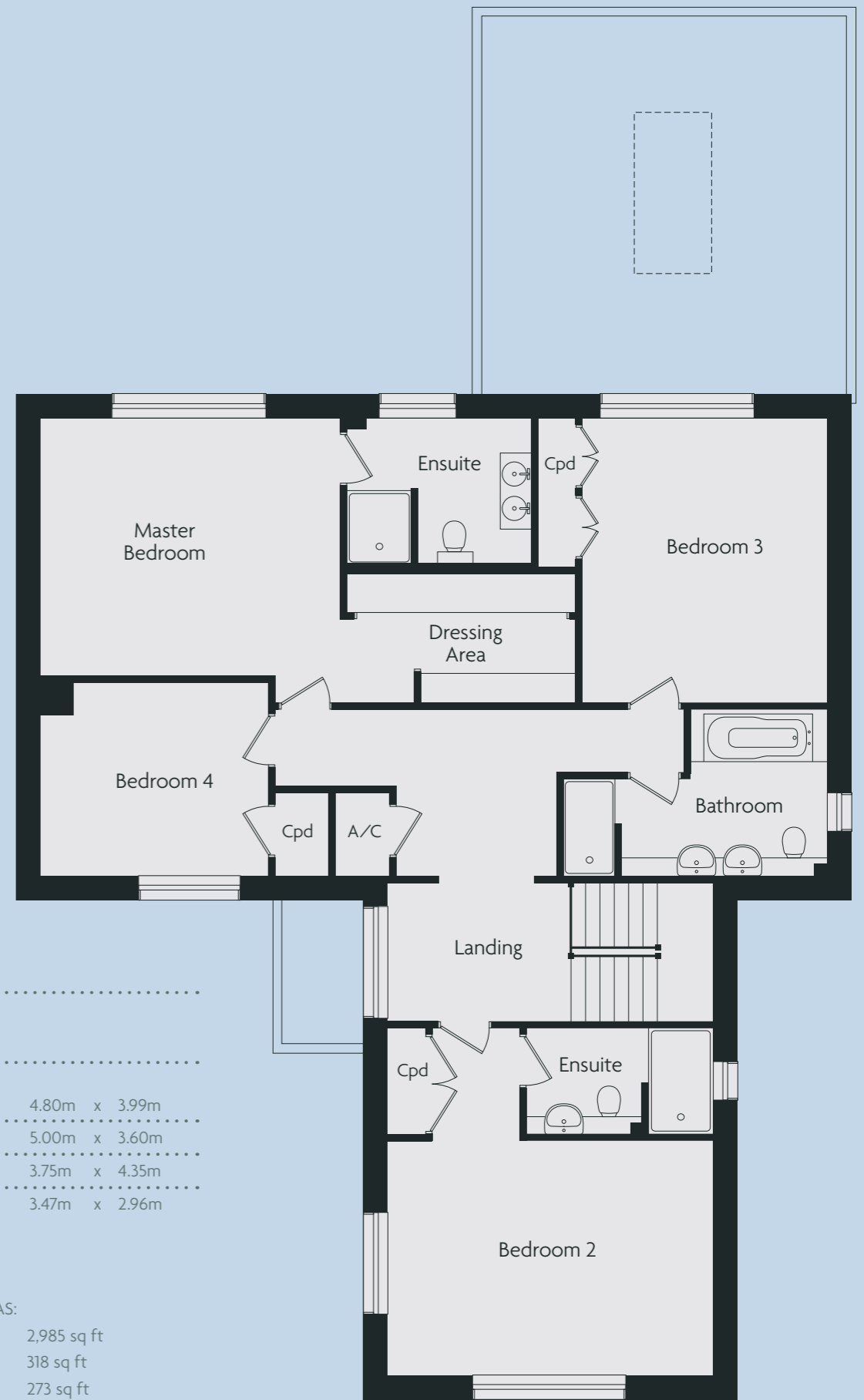
FIRST FLOOR

Master Bed	4.80m x 3.99m
Bed 2	5.00m x 3.60m
Bed 3	3.75m x 4.35m
Bed 4	3.47m x 2.96m

GROSS INTERNAL AREAS:

House	2,985 sq ft
Garage	318 sq ft
The Pod	273 sq ft

Measurements are to maximum dimensions



## A GARDEN WITH SURPRISES

With a well-stocked and landscaped south-facing garden and a large terrace, Spindrift is the perfect spot for entertaining family and friends. It's an easy glide from the open garden room, onto the terrace and out to the lawn; laid to grass, the borders are filled with a thoughtful mix of plants including shaped box balls, mop head evergreens and spring/summer bulbs. From the garden's cool central decking area, steps lead up to Spindrift's most novel feature – 'The Pod'. This 6m x 4m single-room retreat offers a large bedroom, en-suite shower room and a kitchen stored within cupboard space; light is maximized via west-facing floor to ceiling bi-fold doors •





A COASTLINE TO EXPLORE

Nestled either side of Brancaster Staithe are the coastal villages of Brancaster and Burnham Deepdale; villages so closely intertwined they are almost indivisible. From Spindrift it is an easy stroll to Dalegate Market in Burnham Deepdale, where Fat Face, the 'posh' Deepdale Café and local supermarket are all located. In the other direction, Brancaster village is home to one of the UK's most famous golf links courses, as well as popular gastro pub, The Ship Inn.

Set midway along the coast between Cley Next the Sea and Hunstanton, Brancaster Staithe is well placed for exploring the stunning North Norfolk coastline. With treasures ranging from wildlife reserves, pretty quaysides and sweeping beaches to seal watching and iconic windmills, its attractions are plentiful. For foodies the coastline is bursting with excellent pubs and restaurants, including Marco Pierre White's The Lifeboat Inn in Thornham, Michelin starred Morston Hall and The Victoria at Holkham ●



BUSTLING BURNHAM MARKET

The epitome of sophisticated rural chic and a favourite with the smart-set, Burnham Market is just 3 miles from Brancaster Staithe. An attractive Georgian village, Burnham Market offers an interesting mix of distractions; from independent boutiques, galleries and gift shops to superb pubs and restaurants, it appeals to discerning shoppers and foodies alike. Nestled amongst it all is the popular and ever stylish, Hoste Arms Hotel ●



Satellite Navigation: PE31 8BP

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