



Plot 1, Fiddlers Rest, Blakeney

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Independent Estate Agents

**Pointens**

### The Property

Nearing completion, this exceptional coastal home is just one of two prestigious properties expertly constructed by Pro Homes. Using some of the finest materials, the properties are situated in a prime location within Blakeney and within easy reach of many hidden gems. This area of Norfolk is a designated Area of Outstanding Natural Beauty offering award winning beaches, historic stately homes, untouched nature reserves and the Poppy Line steam railway. Constructed to an exacting standard from traditional mellow red brick under a traditional pantile roof, the contemporary style accommodation comprises an entrance hall, a sitting room with a wood burner, a light and airy open plan and well fitted out kitchen, a breakfast room, utility room, and cloakroom. On the first floor there are three good size bedrooms (master en suite) and a family bathroom. The property enjoys the benefit of UPVC sealed unit windows and doors throughout and an air source heating system with underfloor heating on the ground floor and radiators on the first floor. Outside, double wooden gates lead to a gravel driveway which in turn leads to a detached brick and tile garage. The property also enjoys the benefit of turfed lawns and soft landscaped gardens to the front and rear.

### Location

Blakeney is one of the most popular villages on the North Norfolk Coast. It is an area of Outstanding Natural Beauty surrounded by huge expanses of marsh and sky. There are extensive amenities in the village including a supermarket and a **good range of shops, restaurants and pubs. There is also a doctors' surgery,** an active and historically interesting church and a primary school. The Georgian market town of Holt is around five miles to the south east. The centre of Holt comprises mainly individual shops and businesses where a friendly and personal **service still remains. Schooling includes the well renowned Gresham's pre-prep,** prep and senior schools in the town and Beeston Hall School near Sheringham which is around nine miles away. There is a direct rail service from Sheringham to Norwich from where there is a fast rail service to London Liverpool Street and an international airport via Schipol Amsterdam.

### Directions

Leave Holt on the A148 to Letheringsett. Proceed past The Kings Head Public House and take the next right hand turning to Glandford. Follow this road for around 3 miles and you will enter Blakeney. After passing the village church on your right you will come to a crossroads. Turn left and after around 100 yards you will find the property on your left, identified by a Pointens for sale board.

### Accommodation

#### Entrance Canopy

UPVC front door, leading to -

#### Entrance Hall

Staircase to first floor. Built in coats cupboard.

#### Siting Room (18'2 x 12' Double Aspect)

Satellite point. Open fireplace with a wood burner.

#### Open Plan Kitchen/Diner 23'7 x 15' Double Aspect)

Hand made kitchen units comprising a range of base units with granite worktops over. Inset double Butler sink with Quooker mixer tap. Fitted fridge and freezer. Dishwasher. Rangemaster cooker and extractor hood. Microwave. Tiled splashbacks. Range of matching wall units.

#### Utility Room 10' x 6')

Base units with granite work tops, Butler sink with mixer tap. Tiled splashbacks, wall units. Fitted cupboards. Plumbing for automatic washing machine and tumble drier.

#### Cloakroom

Fitted with Kudos sanitary ware comprising a WC., vanity unit, washbasin with mixer tap over.

#### First Floor

#### Landing

Leading to -



## GENERAL INFORMATION

### Bedroom One (11'8 x 11'7 plus door well)

Television point. Radiator. Fitted carpet.

En suite

Fitted with Kudos sanitary ware comprising shower cubicle with both rain and telephone style shower heads. WC. Vanity unit with basin over. Bathroom cabinet. Heated stainless steel towel rail. Fully tiled walls and floor.

### Bedroom Two (10'3 x 9')

Television point. Radiator.

### Bedroom Three (10'3 x 9')

Radiator. Television point.

### Family Bathroom

Fitted with Kudos sanitary ware to include a paneled bath with mixer tap, vanity unit with basin over, WC., fully tiled walls and floor.

### Curtilage

The property is approached on foot via a side entrance that leads to a covered entrance porch. To the front of the property is a an enclosed lawned garden. To the rear of the property, double wooden gates lead to a shingle driveway and this in turn leads to a detached brick and tile garage (22'2 x 9'1) with electric up and over door, electric power and light. Also to the rear there is a good size landscaped garden which is due south westerly facing. The grounds are enclosed by a mixture of feather edged fencing and traditional brick and flint walls.

Tenure: Freehold.

Services: Mains water, electricity and drainage are connected.

Council Tax Band: To be confirmed.

Energy Performance Certificate: To be confirmed.

Local Authority: North Norfolk District Council.Tel: 01263 513811.

Viewings: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Reference: H 31284

Agents Note: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

### Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens. We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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GROUND FLOOR  
744 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1332 sq.ft. (123.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, 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 windows, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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