



THE STORY OF
Michaelmas Cottage
and The Boat House

Blakeney, Norfolk

SOWERBYS



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Michaelmas Cottage and The Boat House

1 Langham Road, Blakeney, Norfolk
NR25 7PG

Substantial Contemporary Coastal Home
Five Double Bedrooms and Four Bathrooms

Three Spacious Receptions

Around 3,300 sq. ft. of Accommodation

Hand-Crafted 'Shaker' Style Kitchen

Air Source Heating

Self-Contained Boat House 'Annexe'

Luxurious Principal Bedroom Suite

Far Reaching Sea Views

Walking Distance to Blakeney Quay

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“... a substantial, luxurious and coastal home.”

Contemporary coastal living of the highest order with sumptuous space in the heart of Blakeney that can comfortably accommodate eight guests or more.

Michaelmas Cottage is a superb, detached home of around 3,300 sq. ft. arranged across three floors with an independent ‘Boat House’ annexe all located in the centre of Blakeney with breath-taking coastal views.

This spectacular coastal home boasts a top end specification throughout that includes ‘air source’ heating and excellent

green credentials. The living space is both bright and spacious and includes a stunning double aspect dining room opening out to a lovingly hand-crafted kitchen and large living area with open fireplace. A sizeable snug/family room provides the perfect antidote to the open plan living on offer.

Four bedrooms and three bath/shower rooms are found on the first and second floors including a luxurious principal with shower room en-suite and second floor bedrooms with far reaching sea views.





“The dining room, lounge and kitchen flow beautifully and create a wonderful space for dinner parties.”







Outside, the property sits centrally in an immaculately landscaped plot with sun terraces, manicured lawns, off road parking, further garage and direct pedestrian access to the Norfolk coast road.

This exclusive home commands an enviable position in the centre of Blakeney just off the coast road with coastal, countryside and church views. Literally step outside the pristine gardens and you will find yourself immersed in the coastal splendour of Blakeney.

An area of Outstanding Natural Beauty, Blakeney is filled with flint cottages, narrow streets and hidden alleys. Food

“... quality family time on the coast in such a luxurious and convenient space.”

and drink options are a plenty in Blakeney from the traditional coastal pub The Kings Arms to the more gastronomic fayre at The White Horse, you really are spoilt for choice. The Moorings is a charming cafe by day and a renowned bistro restaurant by night and a short walk away is Wiveton Hall Cafe, which is well worth a visit.

Michaelmas Cottage and The Boat House have been a much-loved holiday home for the present owners and they have also enjoyed great success with holiday letting the two properties together. Further details are available on request.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 or tenant. 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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ALL THE REASONS



Blakeney

IN NORFOLK
IS THE PLACE TO CALL HOME



It would be hard to find a spot which reflects the beauty of the Norfolk coast better than Blakeney. Set in an Area of

Outstanding Natural Beauty, its picture perfect location is made for Instagram-worthy shots of moored boats on mud flats, under big blue skies.

When the tide's touching the shoreline, untie your laces and dip your toes in, take the plunge or push off with a slow drift along coastal inlets on a paddleboard or boat to lose yourself in nature's finest backdrop. Forage some samphire for a taste of the coast, try your hand at catching a crab on the quay, or join the tourists and take a boat trip with Bean's to spot the seals bobbing along on the water.

Despite the relaxed scene, Blakeney was once a bustling medieval port and the village's Guildhall and Church of St Nicholas are evidence of its rich, trading past which continued until the mid-19th century. As ships grew in size and the harbour silted up,

trade fell away and today only small boats can pass Blakeney Point and head out to sea. Today, the nature reserve surrounding Blakeney Point is owned by the National Trust and thousands of nesting and migratory birds provide a twitcher's paradise where the tweets are tech-free.

Peace and, if you seek it, solitude are easily found in Blakeney, but if you are looking for company there are plenty of places to meet and make friends. Local boys Grey Seal Coffee roast their beans at nearby Glandford and its café is a great stop for a caffeine hit – nab a bag or two and even some spent grounds for your garden. The White Horse and, for a fancy supper, The Blakeney Hotel are iconic spots to eat, and Wiveton Hall Fruit Farm Café – famed by owner Desmond MacCarthy's Normal for Norfolk BBC series – is a great summer destination.

Teeming with character, there are plenty of pretty brick and flint fishermen's cottages in hollyhock-lined lanes, known locally as lokes, leading off the high street, along with incredible coastal family houses and stunning new developments. Blakeney truly is a place to discover your next Norfolk home.



Note from the Vendor



The Norfolk Coastal Path at Blakeney

“There are endless coastal and countryside walks right on our doorstep.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

AGENT'S NOTE

The main house and annexe can be let out together or just the main house but it is not possible to let the annexe independently.

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