



MARSHBANKS, BLAKENEY

BROWN & CO







MarshBanks, 70 Morston Road, Blakeney NR25 7BE

Marshbanks is a unique brick and flint residence situated in an elevated position in the historic coastal village of Blakeney. The property offers accommodation arranged over three floors and would benefit from modernisation throughout. There are exceptional views over the internationally designated coastline that can be appreciated from every floor. The garden grounds are breathtaking with the formal gardens measuring over half an acre with the benefit of an arable field to the north measuring approx. 4.5 acres with direct access onto the coastal path.

SITUATION

Marshbanks is situated in an enviable position in the ever popular village of Blakeney on the north Norfolk coast, between the bustling Georgian town of Holt and the port of Wells-next-the-Sea. There are fine coastal walks along the creeks and surrounding marshes and public houses. Blakeney is an Area of Outstanding Natural Beauty and famous for its bird reserves and sailing facilities. Today, the nature reserve surrounding Blakeney Point is owned by the National Trust and there is the landmark parish church at the top end of the village. Holt is a beautiful Georgian County town has been well preserved with an attractive range of boutique shops, cafes and restaurants. There are a number of well-regarded schools in the area,

including Gresham's School, originally founded in 1515 it provides pre-prep, prep and senior schools. To the east lies Sheringham which provides a golf course and a rail connection to the cathedral city of Norwich, just twenty-seven miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

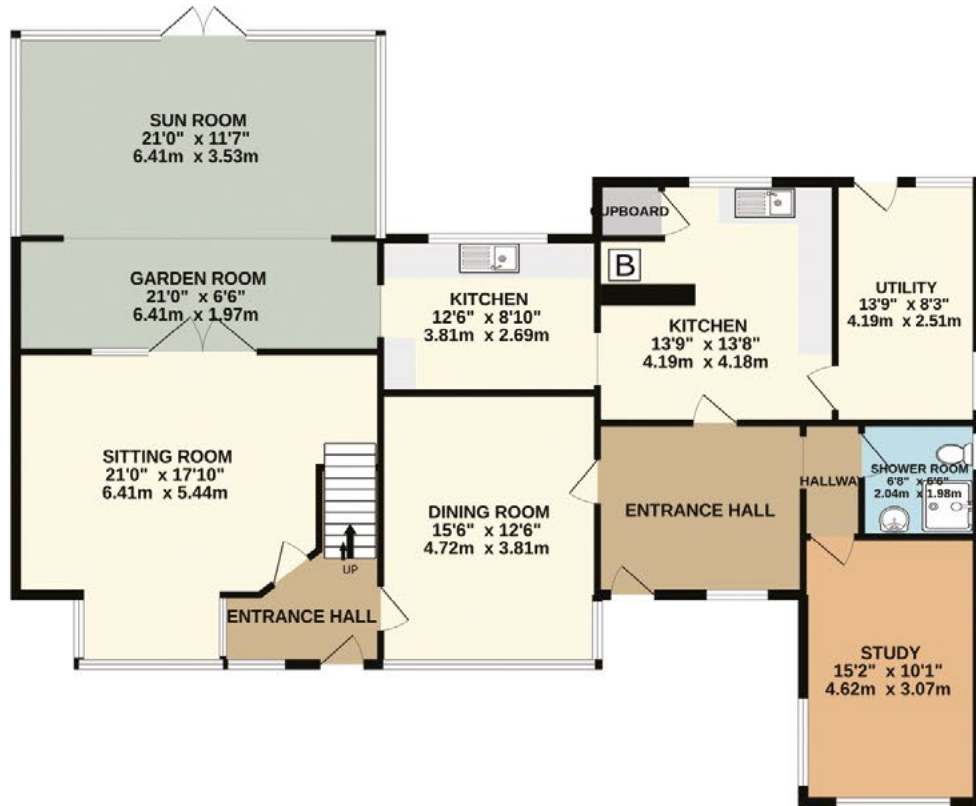


THE PROPERTY

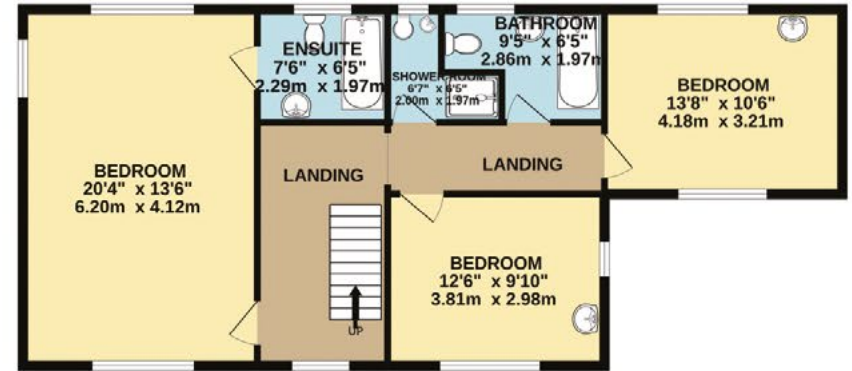
Marshbanks is a 1950s character brick and flint detached residence arranged over three floors. The accommodation comprises; entrance hallway, kitchen with utility area, formal dining room, living room leading to a garden room and sunroom, study and shower room on the ground floor. The first floor accommodation boasts a large master bedroom and an en suite bathroom with far reaching, uninterrupted views over the marshes and beyond. There are a further two double bedrooms on this floor serviced by a shower room and a bathroom while stairs lead up to two well-proportioned double bedrooms on the second floor.



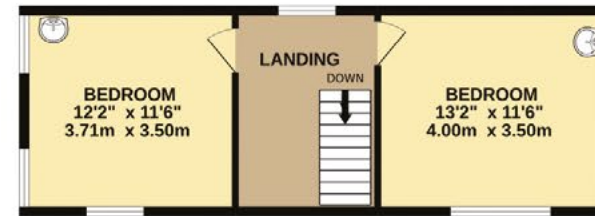
GROUND FLOOR
1672 sq.ft. (155.4 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.7 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 2882 sq.ft. (267.8 sq.m.) approx.





GARDENS & GROUNDS

The property is approached from the Morston Road via a five-bar gate leading to a large gravelled driveway with turning circle, providing ample off road parking with a garage at the western gable. The beautiful formal gardens are interspersed with mature trees and shrubs and offer stunning views of the marshes, Blakeney harbour and The Point beyond. The gardens adjoining the main house have various seating areas enjoying the wonderful views, while the upper patio offers a perfect setting for Al fresco dining and entertaining. At the far end of the garden is a secluded area boasting a pool and summerhouse. A rear door leads to additional open land with direct access to the coastal path. There is also a further access to this land from the Morston Road. In all, the property extends to almost six acres.









DIRECTIONS: NR25 7BE
 Leave Holt on the A148 Fakenham Road and proceed into Letheringsett village before turning right. Drive through Glandford and Wiveton into Blakeney and, at the junction

with the Coast Road (A149) turn left on to New Road. Continue past Blakeney Garage along Morston Road and Marshbanks is the penultimate property on the right after passing Pintail Drive on the left.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	34 F	
1-20	G		

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