



THE STORY OF

Dove Cottage

Blakeney, Norfolk

SOWERBYS

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Dove Cottage

15 The Pastures, Blakeney, Holt, Norfolk
NR25 7LY

Two Bedroom Modern Cottage

Open-Plan Lounge/Diner

Kitchen/Breakfast Room

Living Area To First Floor

Elevated Coastal Views

Small Courtyard Garden

One Allocated Parking Space

Prime Central Position

Short Stroll To Blakeney Quay

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“As a second home it provides a low maintenance base to explore the wonders of Norfolk’s coastline.”

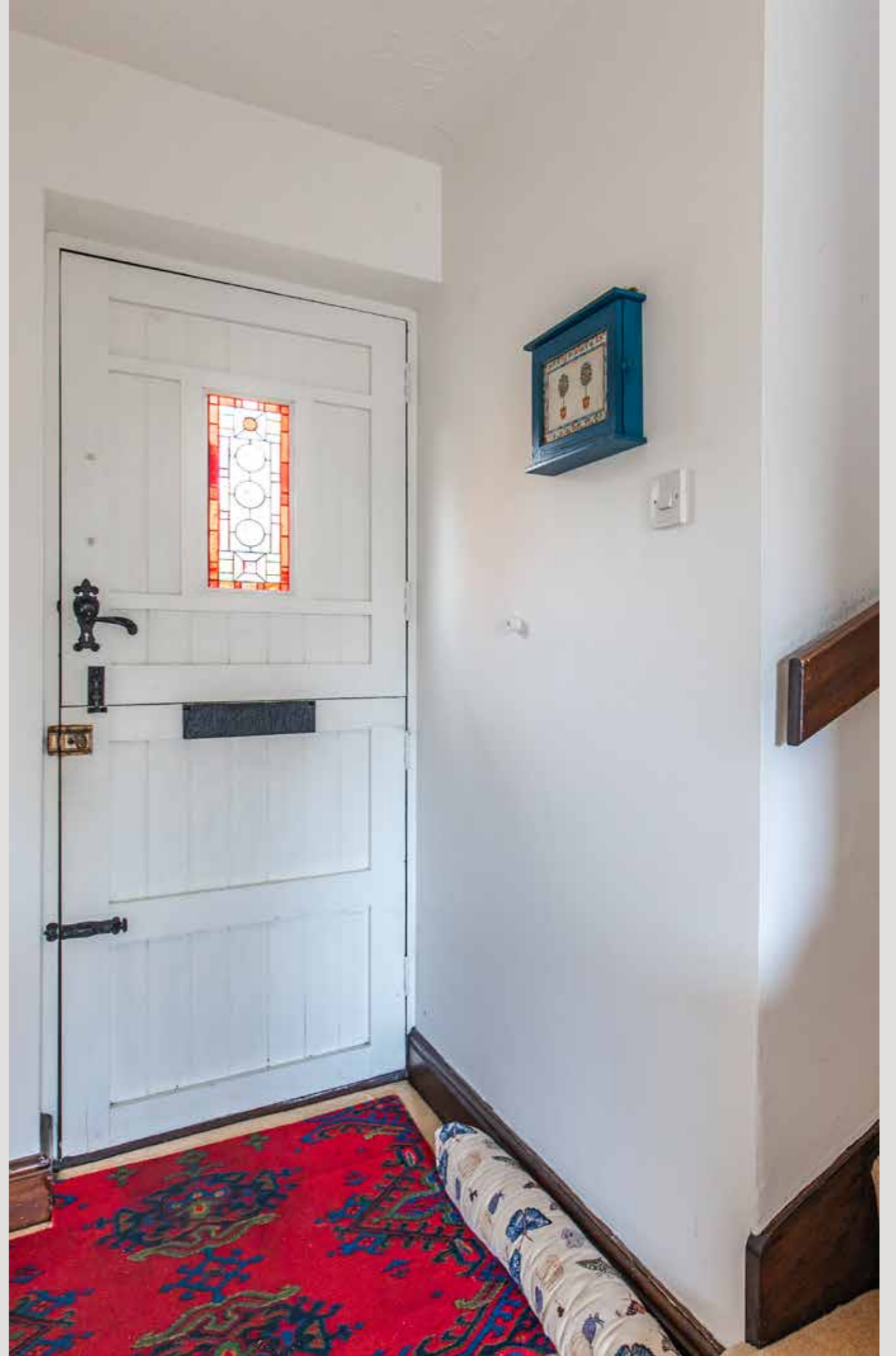
Modern efficiency, low maintenance living, and a prime coastal village position come together to create the perfect ‘Blakeney bolt hole’.

‘Dove Cottage’ in ‘The Pastures’ is a wonderful two bedroom, modern cottage style residence that commands an enviable location just off The Quay. This prime location even affords spectacular views over the marshes at Blakeney and beyond to the coastline.

‘The Pastures’ is a small and exclusive

residential development built in the 1980’s and is discreetly tucked away just off The Quay.

Set over two floors with the living area perched on the first floor to make the most of the far-reaching coastal views, this delightful cottage is presented in good order throughout, offers excellent potential for enhancement and personalisation and really is the perfect ‘Blakeney bolthole’ or small, practical home by the sea.



Extending to around 700 sq. ft. the accommodation briefly comprises an entrance hall, principal bedroom with fitted wardrobes and direct access onto the pretty courtyard garden, a second bedroom and a family sized bathroom.

The first floor is dedicated to the generous and semi open-plan living area that incorporates a spacious lounge with open fire and spectacular far reaching coastal views. This sociable space provides ample space for dining options.

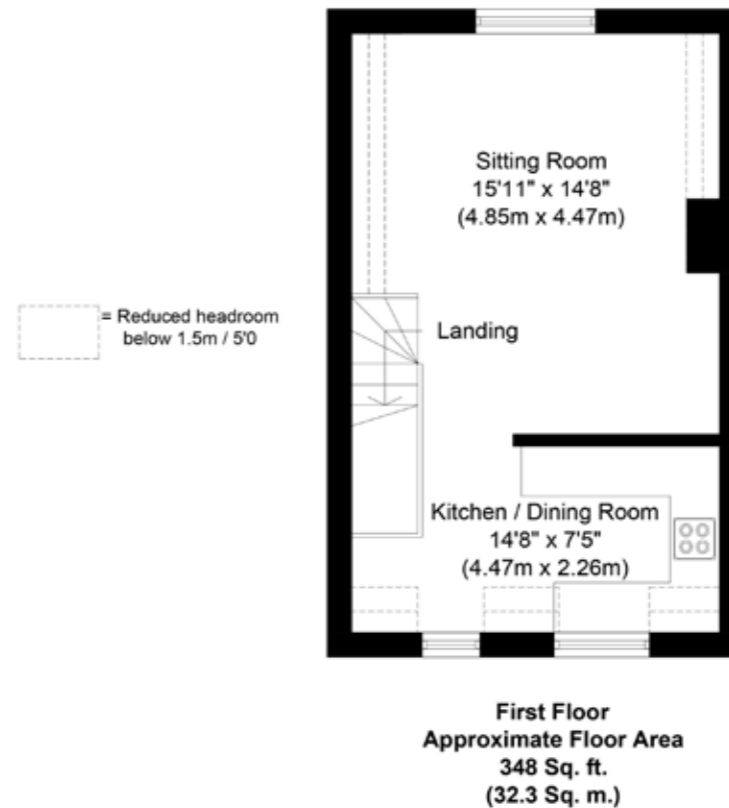
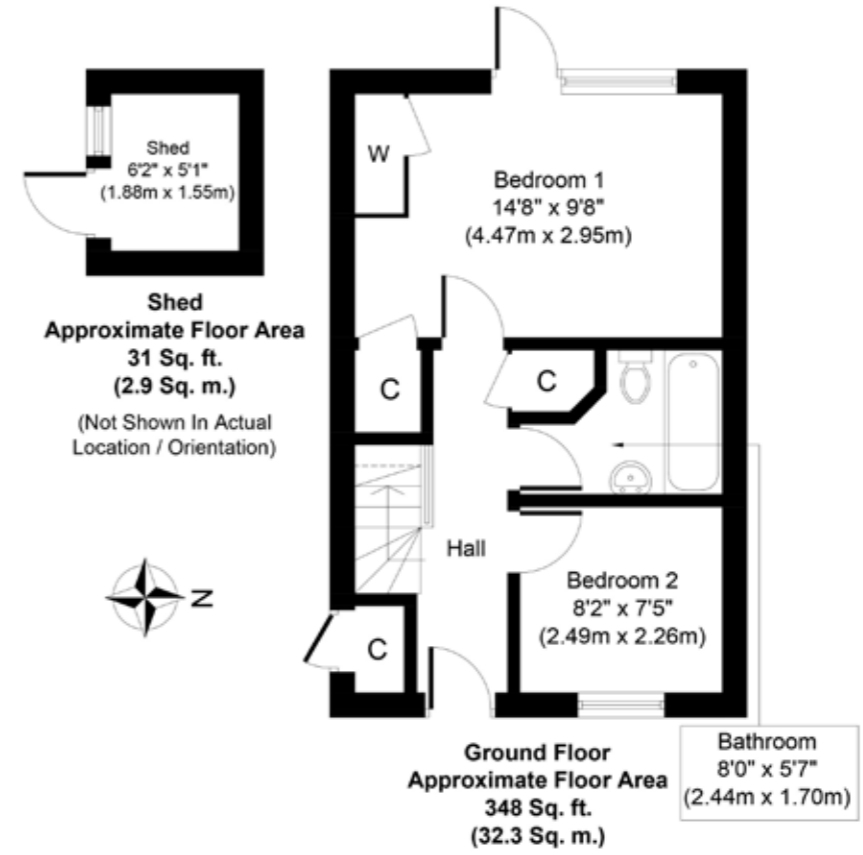
Off the lounge is a kitchen/breakfast room with a range of wall and base cabinets, space for appliances and an integrated breakfast table. Wonderful, elevated views along the coastline towards Blakeney Point can be enjoyed from the kitchen area.



Outside the cottage you will find a private garden with a low maintenance landscape theme boasting a paved sun terrace for entertaining and a modern timber framed garden store.

Further key features include an external storage cupboard, double glazed windows and electric heating. Set within a pretty, communal courtyard area is one allocated parking space.

Whether you are looking for that special coastal retreat or a low maintenance and efficient permanent home, this modern cottage perfectly blends a prime coastal position with a surprisingly discreet and tranquil setting.



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.



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 Sowerbys



The entrance to the Norfolk Coastal Path at Blakeney & The Blakeney Conservation Duck Pond

“Enjoy Norfolk’s outdoors with a superb walk along the coastal path from Blakeney Quay to Morston.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2741-3023-9209-8767-2204

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.

LOCATION

What3words: ///locate.foreheads.lectured

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