



THE STORY OF

34 Morston Road

Blakeney, Norfolk

SOWERBYS

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34 Morston Road

Blakeney, Norfolk,
NR25 7BE

Three Bedrooms

Brick and Flint Elevations

Excellent Order Throughout

Kitchen/Dining Room

Modern Bathroom

Double Glazing and Electric Heating

Pretty Cottage Garden

Quiet and Discreet Setting

Short Walk to Quay and Coast

Ideal Coastal Bolthole

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“It’s coming up to its 200th birthday!”

A former fisherman’s cottage which has been lovingly restored to provide the perfect coastal bolthole in arguably north Norfolk’s most prized village.

34 Morston Road in Blakeney has been a much loved and enjoyed family holiday retreat for the past 15 years. During this time the current owners have extensively restored and sympathetically extended the cottage as the family grew.

Located in a small and pretty loke just off the Coast Road and a short walk to Blakeney’s historic quay, this delightful cottage is perfectly placed to embrace all of the wonders this very special location has to offer.

Ornate brick and flint elevations sit under a traditional pantile roof and perfectly champion the area’s architectural vernacular, whilst subtle and sympathetic enhancements such as double glazing and electric heating ensure comfort and efficiency.



“...we saved some key elements such as the wrought iron fireplace and the oak threshold which was originally the back of the house.”



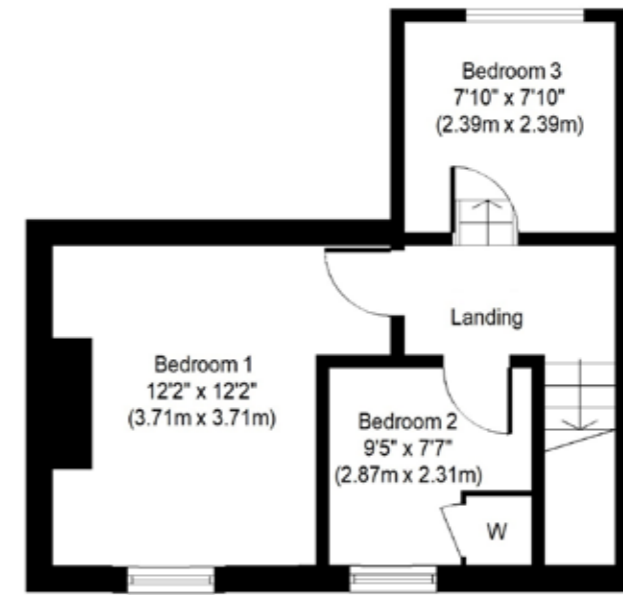
The cottage is presented and maintained in excellent order throughout with elegant interior design and charm in abundance.

A spacious sitting room spans the front of the cottage and features an open fireplace with a decorative surround. To the rear is a kitchen/diner looking out over the garden, and a ground floor bathroom.

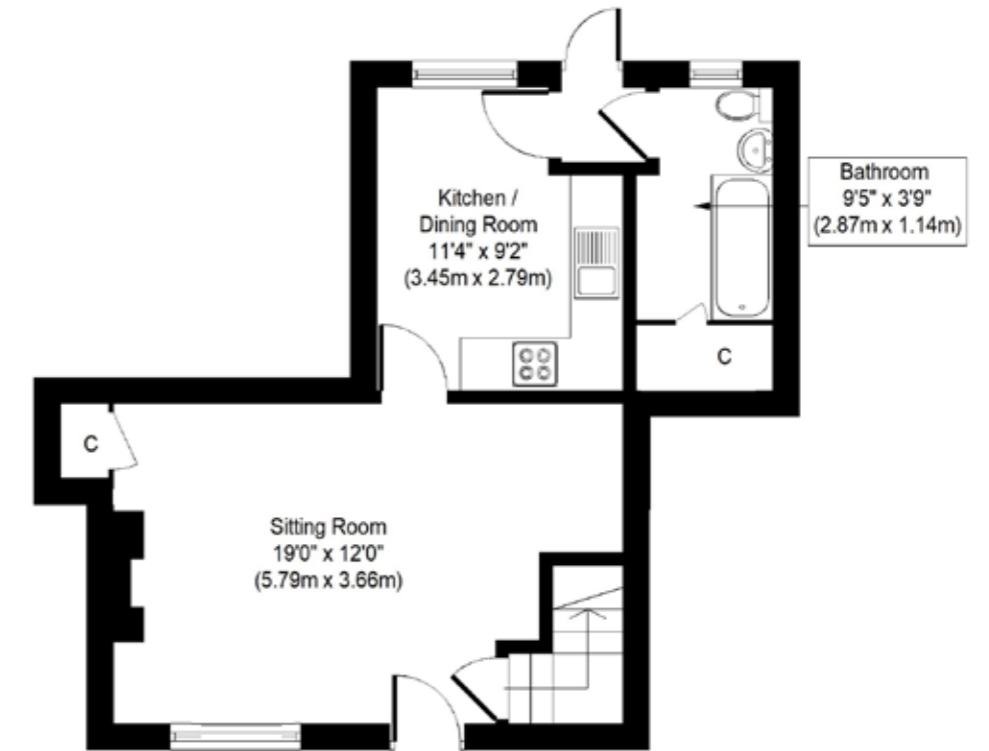


To the first floor an efficient layout and a small extension has created three individual bedrooms.





First Floor
 Approximate Floor Area
 318 Sq. ft.
 (29.5 Sq. m.)



Ground Floor
 Approximate Floor Area
 391 Sq. ft.
 (36.3 Sq. m.)

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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To the rear of the cottage is a pretty garden which features an all-weather sun terrace looking out over a lawn with hedgerow boundaries. On the rear boundary is a garden shed and pedestrian access to a service path. Parking is provided in the lobe.

34 Morston Road is ideally located along a pretty Norfolk loke. This peaceful location is just a short walk from the quay and provides the perfect vantage point to enjoy the coast whilst escaping the hustle and bustle of the High Street.



“...beautiful countryside by the coast. There are lovely walks and a different pace of life. It’s a real escape for the family.”



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



Blakeney Quay

“We love the vilage: the quayside, the restaurants, the shops, The Pastures...”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating.

COUNCIL TAX

Band C.

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.

LOCATION

What3words: ///users.consoled.shaver

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SOWERBYS



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