



THE STORY OF

# Fairland

*Blakeney, Norfolk*

**SOWERBYS**



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# Fairland

Morston Road, Blakeney,  
NR25 7BD



Individual Flint Fronted Property

Coastal Views

Extensively Remodelled

Generous Proportioned Living Space

Sitting Room with Wood-Burner

Modern Fitted Kitchen

Master Bedroom Suite

Three Further Bedrooms

Parking and Double Cart Shed

Stunning Rear Garden



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“The area we live in is peaceful and quiet.”

A versatile, coastal residence commanding a prime and enviable spot on the coast road at Blakeney.

This bright and spacious home offers highly versatile accommodation with bedrooms arranged over both ground and first floor. Having been extensively remodelled and extended by the present owners the property now boasts generous proportioned living space approaching 2,000 sq. ft. and is presented in immaculate order throughout.

The ground floor offers well-proportioned and highly adaptable spaces with a reception hall, impressive sitting room which flows through to a semi-vaulted dining room, superb fitted kitchen with separate utility/boot room, large garden room, two double bedrooms and a ground floor bathroom.

The first floor is dominated by the cavernous master bedroom with en-suite and finished with the fourth bedroom/study that enjoys elevated coastal views.





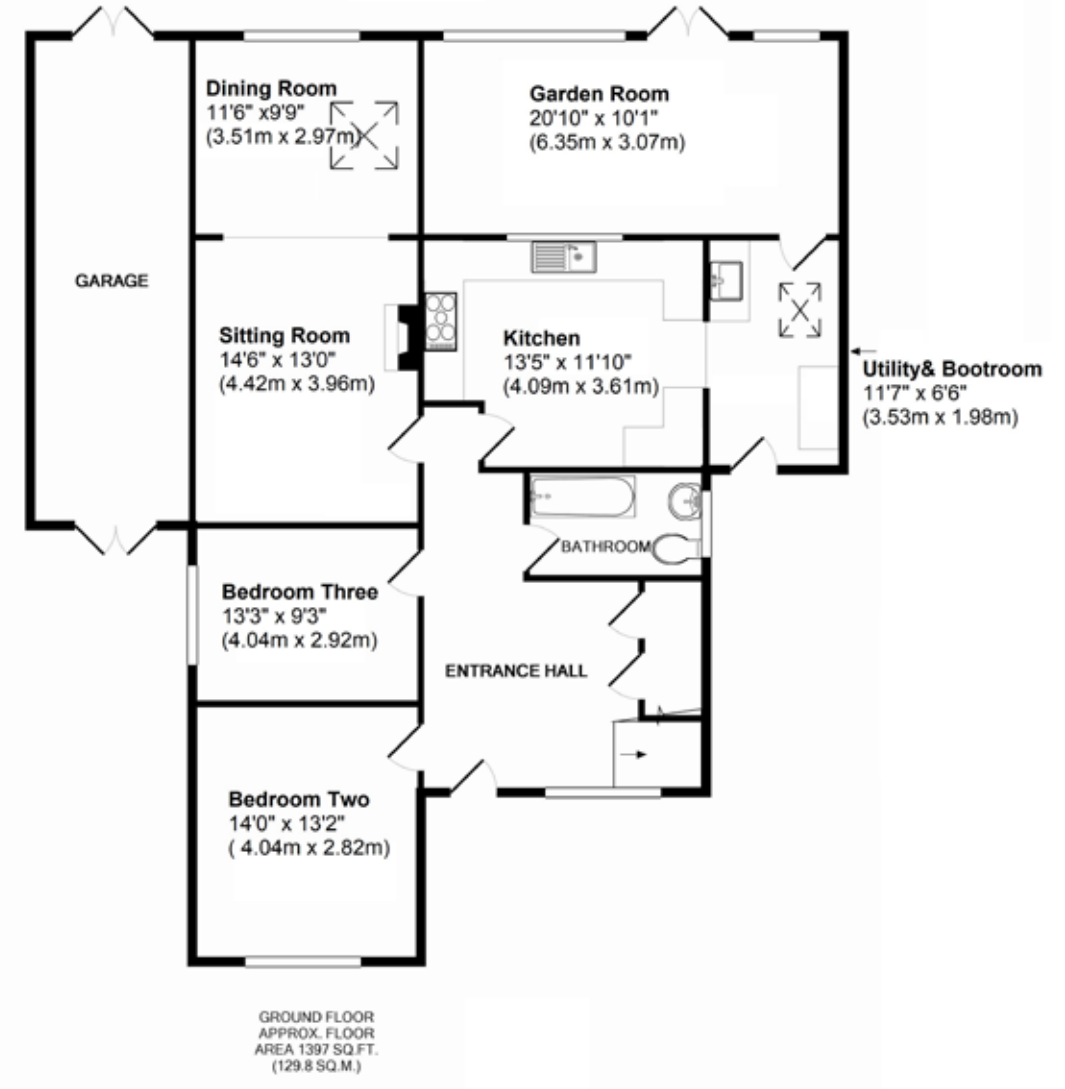
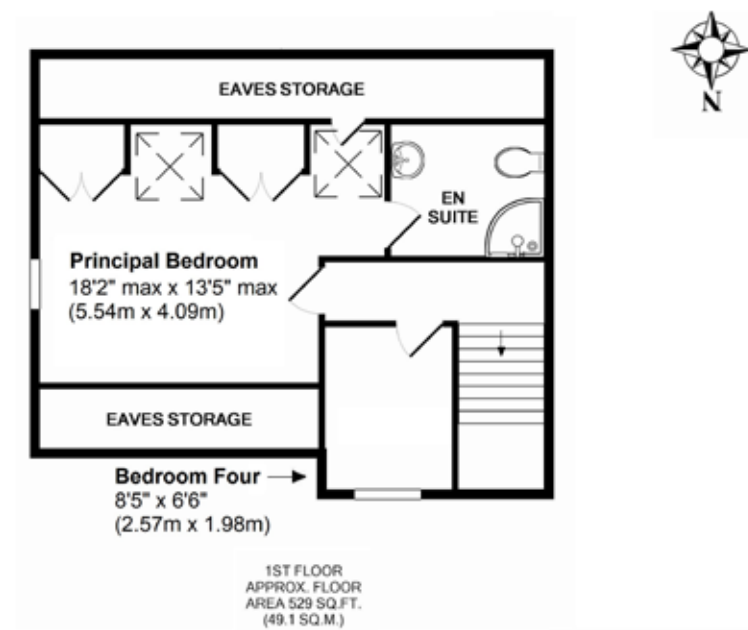


The property enjoys an enviable position on the coast road and is set back behind gates, giving a high degree of privacy and extensive secure parking surrounded by mature and colourful landscaping. An oak framed double bay cart shed provides parking and storage options.

The south-facing rear garden is cleverly landscaped and arranged in distinct areas, which include a large sun terrace and lawn area, mature well-stocked shrub and beds, a quality timber workshop and wood store plus an established vegetable plot. Perfectly positioned to enjoy the stunning coastal landscape of Blakeney and its wide array of amenities and facilities.







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 the Vendor



Fairland, the cultivated vegetable plot.

“Our favourite part of the home is our garden.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:-9245-2806-7706-9125-4145

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: ///accusing.metals.presented

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# SOWERBYS



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