



THE STORY OF

21a Westgate Street

Blakeney, Norfolk

SOWERBYS



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21a Westgate Street

Blakeney, Norfolk
NR25 7NQ

●
Prime Coastal Destination

Characterful Terrace Cottage Perfectly
Located to Villages Amenities

Refurbishment Project

Private Rear Garden and Large Communal Garden

Off-Road Parking
●

Westgate Street is perfectly located within the heart of Blakeney, connecting the coastal road to the quay, and being in the prime spot to access all that this key coastal village has to offer. Being mere yards to the village shop, the eclectic collection of quirky shops, and of course, the all-important pubs and restaurants that all help make Blakeney the popular and vibrant coastal destination it is today.

21a Westgate Street is incredibly well-hidden at the top of the road, sitting toward the furthest end of this period terrace that is gable-end onto the road. In addition to parking, a private garden, and access to a large communal garden, this sweet, little cottage has a wonderful

character and charm and would make the perfect bolthole or investment property.

Although the cottage is in need of refurbishment, the room proportions are quite generous for this one-bedroom mid-terraced property, where some of your neighbours have comfortably turned their properties into two-bedroom cottages.

For a prime location on the north Norfolk coast that presents a fantastic opportunity to put your own stamp on such a charming cottage, it is quite the hard find. Coupled with off-road parking and all amenities within easy walking distance, 21a Westgate Street has the potential to be your perfect home from home.

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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



“While the property requires modernisation, it exudes character and enjoys a prime location in Blakeney.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric heaters.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 9350-2954-5390-2527-8225

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: ///recount.swatting.slipped

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