



THE STORY OF

54 Morston Road

Blakeney, Norfolk

SOWERBYS

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THE STORY OF

54 Morston Road

Blakeney, Norfolk
NR25 7BE

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Prime Coastal Opportunity

Detached Four-Bedroom Residence

Owned for More Than 60 Years

Glorious Views Over Blakeney Reserve

Substantial Ancillary Building

Immense Potential

Established Plot of 0.17 Acre (stms)

In the Heart of Blakeney

Area of Outstanding Natural Beauty

No Chain
●

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Big Skies, uplifting coastal breeze plus views and direct access to the Blakeney's heritage coastline accompany this exciting and rare opportunity.

54 Morston Road at Blakeney is an individual, detached four-bedroom residence which sits discreetly in a Designated Area of Outstanding Natural Beauty. Set off the coast road and perched in a prime position looking out over Blakeney's National Nature Reserve this unique opportunity presents great potential to craft your dream coastal home.

Set over two floors, this chalet-style residence comes to the open market for the first time in more than 60 years. A much-loved and cherished coastal home, 54 Morston Road now lends itself perfectly for further enhancement (subject to relevant planning consents).





The present accommodation extends to around 1,500 sq. ft. plus a substantial ancillary building of around 660 sq. ft. which provides great flexibility and potential. Set in an established plot extending to around 0.17 acre (stms), the property enjoys a discreet environment whilst benefiting from breath-taking coastal views and access onto the coastal path at Blakeney.

The current accommodation would benefit from renovation throughout but provides a blank canvass in a much favoured and rarely available location.

The ground floor consists of a spacious, triple aspect sitting room, kitchen/ breakfast room, three bedrooms and a family sized bathroom. The first floor comprises of dual aspect bedroom/ reception, a WC and snug area and coastal facing balcony with wonderful, elevated views across Blakeney's unique coastal scene.

In addition to the main residence there is a substantial timber-framed outbuilding which comprises of extensive garaging/ boat storage, workshop and summer house. This intriguing building provides immense flexibility and potential.

The property sits in an established plot of around 0.17 acre (stms) with off-street private parking, and neatly tended gardens.



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



“You can see for yourself why Blakeney is an Area of Outstanding Natural Beauty.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9350-2703-1390-2007-7285

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: ///mopped.kilowatt.funds

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