



THE STORY OF

2 Kingsway

Blakeney, Norfolk

SOWERBYS

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Blakeney, Norfolk.
NR25 7PL

Substantial Detached Residence

Over 2,500 sq. ft. of Accommodation

Principal Bedroom with Dressing Room and En-Suite

Triple Aspect Formal Sitting Room

Immaculately Presented

First Floor Area with Potential to Enhance (stpp)

Corner Plot of Over 1/3 Acre (stms)

Garage and Parking

Highly Desirable Blakeney Location

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“We’ve modernised the property, and it’s now a comfortable, spacious and versatile home.”

Lateral living space on a grand scale, enjoying south facing gardens looking over open countryside and the coastal delights of Blakeney right at your doorstep.

2 Kingsway is a fine, single storey detached residence offering well-proportioned accommodation and presented in immaculate order throughout. The current owners have improved and enhanced the property extensively during their ownership and have created a distinguished coastal home

that is ready to enjoy.

The property sits on a bold corner plot that extends to over 1/3 acre (stms) with delightful open countryside views to the rear. This enviable position provides a tranquil countryside environment, yet Blakeney Quay and the coastline is within walking distance. The bright and spacious accommodation extends to over 2,500sq ft. and is predominantly set across one single floor to provide highly versatile living space on a grand scale.



A lobby and central hall provide access to the extensive and highly adaptable accommodation. A triple aspect formal living room is a great place to entertain, and enjoys glorious vistas on three sides over the gardens and countryside beyond. This exceptionally well-proportioned room provides ample space for both living and dining.

A second reception provides highly flexible space that could function as a formal dining room or additional bedroom if required.

A stylish and newly fitted kitchen features elegant and timeless shaker style cabinetry capped in solid Maia worktops and complemented by a range of integral appliances. A spacious utility/laundry room supports the kitchen.

The principal bedroom boasts opulent proportions and includes a walk-in dressing room and newly fitted en-suite bathroom, with digital raindrop shower. A second, guest bedroom features fitted wardrobes and a shared shower room. A third, double bedroom provides additional accommodation and a high degree of flexibility.

Accessed via a pull-down ladder is a large loft room which extends to over 600sq. ft. of bonus space. Previously used as a home office and storage area, this versatile space is fitted with power and lighting.





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.

On the east elevation is a garage accessed via long, private driveway providing ample off-street parking options. The gardens extend to around 1/3 acre (stms) and wrap around the property on three sides to provide a lovely private and discreet setting.

Extensive lawns are flanked by mature hedging and a large, paved sun terrace enjoys a sunny southerly aspect.

2 Kingsway is located in an enviable residential setting that looks out over open countryside, yet Blakeney's eclectic High Street and historic Quay is within walking distance.



“...we love the views of the garden - and the fields beyond.”



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've got great access into Blakeney, but it's a nice, quiet area, with lovely neighbours.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 8601-7823-6520-1510-5976

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: ///mime.saga.reflected

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