



THE STORY OF

Beech Tree Cottage

Blakeney, Norfolk

SOWERBYS



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Beech Tree Cottage

3 Wiveton Road, Blakeney,
NR25 7NJ

Distinguished Period Residence

Brick and Flint Detached Home

More Than 2,600sq. ft. of Accommodation

Set in Grounds of Over 1/3 Acre (stms)

First Time to Market in Over 40 Years

Four Bedrooms and Four Bathrooms

Four Versatile Receptions

Country Style Kitchen

Highly Discreet and Private Setting

Short Stroll From Blakeney's Quay

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“In winter it’s a super cosy home, with the heat from the wood-burner and Aga...”

Detached, period homes in private grounds are a rare offering when set in the heart of Blakeney. Beech Tree Cottage is the rarest of offerings and comes to the open market for the first time in more than 40 years.

Beech Tree Cottage is a magical, period residence nestled in the privacy and comfort of its own glorious grounds of around 1/3 acre (stms) and commanding a prime coastal position in the heart of Blakeney.

A handsome, brick and flint façade sits under a traditional pantile roof and perfectly champions north Norfolk’s

much adored architectural vernacular, whilst a sprawling interior showcases a timeless elegance and country style.

Originally a more humble cottage which has been extended, remodelled and improved over the years, the property now boasts balanced and versatile accommodation in excess of 2,600sq. ft. and set over two floors.

A much-loved and cherished home for the present owners for more than 40 years the property has evolved both inside and out to provide a wonderful home, environment and lifestyle.



“The conservatory gives us lovely views down the garden and fabulous sunsets...”



Set back in its spectacular plot, with more than 150' of private frontage, the house enjoys a high degree of privacy and when looking out from the accommodation it is hard to believe you are amidst the wonders of Blakeney and the heritage coastline.

A front, south-west facing terrace adjoins a delightful conservatory which looks out on the wonderful gardens but also acts as a great reception to the house. An exquisitely proportioned formal sitting room features a fireplace with wood-burner and connects via double french doors through to an adjoining reception which features a large bow window looking out over the gardens. This individual room has previously been utilised as an art studio and has favourable light thanks to two large windows and skylights which enjoy a southerly aspect.

A formal dining room sits off the kitchen to provide a decadent yet intimate space for entertaining guests. A wonderful kitchen/breakfast room acts as the beating heart of the house and features classic Shaker style cabinetry, exposed flint walls, vaulted ceiling sections and the essential Aga.

The kitchen is supported by a spacious and comprehensive utility/laundry room. This area connects directly to the parking area and is ideal for deliveries. Off the utility room is a breakfast room/study.

A rear hall features practical storage space, the staircase to the first floor and a ground floor shower room and WC.



To the first floor you will find four individual double bedrooms, each enjoying elevated views over the magical gardens. The principal bedroom boasts delightful proportions and a luxurious modern en-suite shower room.

A second, suited bedroom provides the perfect guest area and forms part of a later extension with some unique architectural features such as a vaulted ceiling and double aspect.

Two further double bedrooms are served by a spacious, family bathroom.





Beech Tree Cottage stands in gated grounds of around 1/3 acre (stms). Located predominantly to the south-west elevation of the property, the gardens create a wonderfully discreet and private environment for the house and residents to enjoy. The gardens have been lovingly created and established over many decades, featuring a wide array of seasonal flowering plants, ornamental shrubs and a fine collection of specimen trees.

A south-west facing sun terrace extends from the front elevation of the house and looks out over terraced lawns, whilst paved walkways gently meander through organised sections of the garden. At every turn there is something to enjoy and the gardens certainly promote and encourage the abundant local wildlife. Mature, tree lined boundaries provide excellent privacy and shelter for the gardens along with a very pleasing Sylvan back drop.

From the road a long, gated driveway leads up to a shingle courtyard area with ample secure parking. A double bay, oak fronted car port provides sheltered parking along with an attached store, ideal for garden machinery and workshop options.

Beech Tree Cottage is a unique and beguiling residence commanding an enviable and prime position in the heart of Blakeney. Large private plots in such a desirable area of Blakeney are rare to the open market.





“...the patios are perfect for al fresco eating or to sit and watch the birdlife, and from the shady spot under the palm tree on the lower lawn we can sit and look up at the house.”



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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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

“Our children were keen sailors, and with close proximity to the quay it's been ideal...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 0158-3034-4202-9624-5204

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

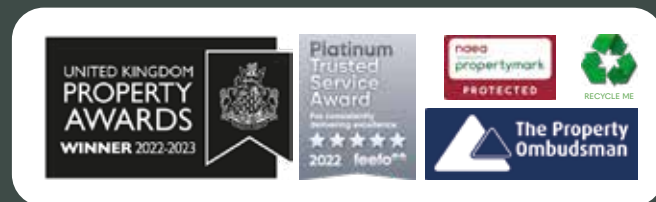
Freehold.

LOCATION

What3words: ///mixer.groom.pavilions

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