



THE STORY OF

Byways

Blakeney, Norfolk

SOWERBYS

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Byways

High Street, Blakeney,
Norfolk, NR25 7NX

Sensational Coastal Home

Short Walk to Blakeney Quay

Direct Access to High Street

Top Quality Specification Throughout

Striking Kitchen/Diner

Four Bedrooms and Three Bath/Showers

Stunning Open-Plan Living

Boot Room and Utility Room

Generous Southwest Facing Gardens

Garage and Private Parking

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“A unique coastal home nestled in the centre of Blakeney.”

Coastal living at its finest in one of north Norfolk's most coveted locations whilst enjoying a high degree of privacy and plentiful outside space.

Tucked away in a highly discreet yet prime position, this strikingly designed home boasts deceptively spacious accommodation and an exceptional specification throughout, all concealed within the timeless façade of elegant Norfolk flint elevations. Modern comfort style and luxury has been delicately balanced with artful and sympathetic

architecture curated to celebrate the immediate environment by welcoming natural light and volume.

Byways is a unique, modern coastal home nestled in the centre of Blakeney and showcases over 2,200sq. ft. of exceptional accommodation that is ready to enjoy.

Predominantly set over a single level this fine home boasts extensive lateral living space with an open plan yet homely feel with distinguished reception bedroom areas.

A front lobby opens through to a magnificent, open plan living area. This lovely space cleverly incorporates a dining hall and a stunning triple aspect 30' living room. The living room is bathed in natural light thanks to sliding doors to two sides onto sun terraces and a striking vaulted ceiling with beams.

The kitchen is a wonderful gathering space with solid oak in-frame shaker cabinetry capped in double skin granite worktops. This highly sociable space includes a central island, informal dining area, sliding doors onto a sheltered terrace and a suite of appliances.

Supporting the kitchen is a comprehensive utility room, generous boot room with independent access and a ground floor wet room with WC.



On the west elevation of the property is a distinctive bedroom wing. This area includes two principal bedrooms, a third bedroom/study, a family bathroom and a guest shower room.



A discrete first-floor area provides a fourth double bedroom option ideal for guests.



To the front of the property is an extensive courtyard area with private, off-street parking and access to the attached garage.



Extensive paved sun terraces wrap around the property on three sides that connect seamlessly with all the living areas to create expansive areas for entertaining. The rear sun terrace faces southwest looking over the generous rear garden. Mainly laid to lawn and peppered with trees and shrubs, the rear garden is a generous sanctuary set deep in the heart of Blakeney.



This unique and most fascinating residence commands an enviable position set back from the High Street in Blakeney. Large, private plots in such a desirable area of Blakeney are rare to the open market.





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.

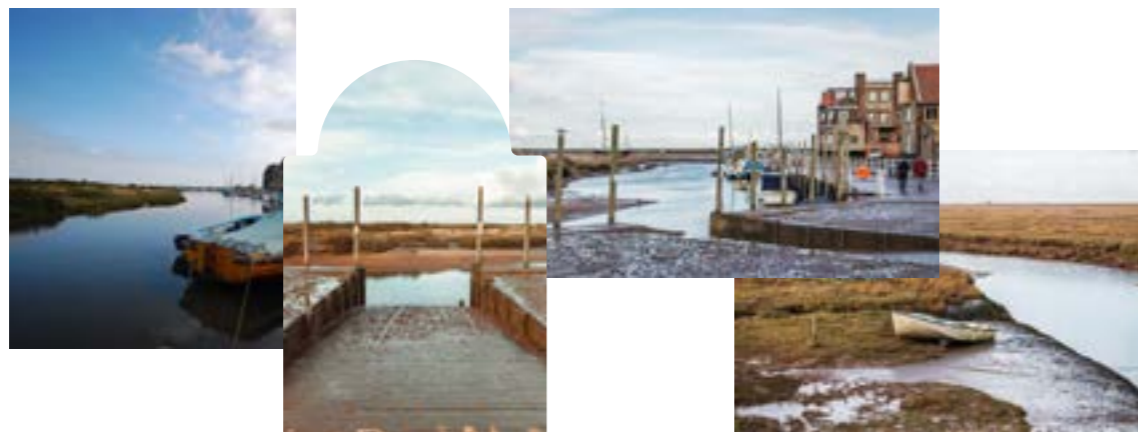
When the tide's touching the shoreline, untie your laces and dip your toes in, take the plunge or push off with a slow drift along coastal inlets on a paddleboard or boat to lose yourself in nature's finest backdrop. Forage some samphire for a taste of the coast, try your hand at catching a crab on the quay, or join the tourists and take a boat trip with one of the local boats 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 solitude, if you seek it, are easily found in Blakeney; however it's also a great place to find company, and meet or make friends. For a caffeine hit visit Folks Coffee and Co, or for somewhere to eat visit The White Horse or The Blakeney Hotel, or Wiveton Hall Fruit Farm Cafe - famed by the BBC series "Normal for Norfolk" - is a lovely destination, especially in the summer.

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



“This property has a sense of privacy and vibrancy. The garden in the summer is quite something with the added allure of being close to the coast.”

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SERVICES CONNECTED

Mains water, electricity, drainage and broadband. Oil fired heating. Solar panels for electricity generation and a separate solar system to provide additional water heating. Wiring is in place for the installation of a car charging point.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2867-3035-5202-5074-2200

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

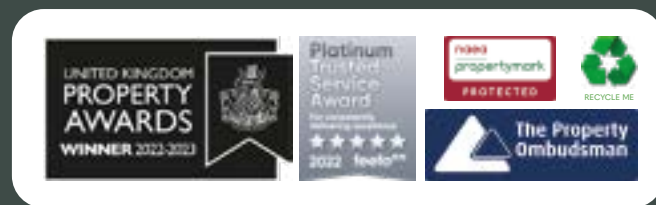
Freehold.

LOCATION

What3words: /// series.regarding.templates

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