



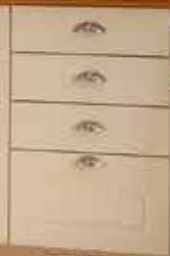
Gulls Nest  
Morston | Norfolk | NR25 7AA

# COASTAL COTTAGE



With a setting at the heart of the sought-after village of Morston close to the villages of Blakeney and Cley-next-the-Sea and within a short walk of Morston Quay, this traditional-style cottage has been an extremely successful self-catering holiday let. Well-presented throughout, the living space comprises two generous sized double bedrooms, a family bathroom, a modern fitted kitchen/diner and a living room. With internal features including exposed flintwork, brick floors and cottage latch doors, the property benefits from partial underfloor heating and double glazing. Outside to the front there is a terraced area and a small, shingled drive for off-street parking.





# KEY FEATURES

- The much sought-after village of Morston, just minutes' walk from the Quay
- Traditional-style single-storey Cottage
- Two good sized double Bedrooms
- Bright Kitchen Diner
- Sitting Room with Field views
- Character features including brick and flint feature wall, brick flooring and latch doors
- Courtyard Garden
- Off-street parking for one car
- Currently a highly successful holiday rental property
- EPC Rating E

## Ideal Holiday Let or Weekend Residence

By converting the outbuildings of an adjoining cottage, the owners built the property approximately eighteen years ago; as a result, Gulls Nest is an interesting combination of period and more modern construction with features including an exposed internal flint wall and brick flooring.

"It has been an ideal small compact holiday let with good bookings," the owner explained. "There is a small patio so no maintenance is required. The property can be locked up and left without worrying about freezing as it has storage heaters and no water pipes. And the neighbours in the neighbouring cottage are very nice and helpful and turn the heating on for me for new visitors!"

"It is with cottages.com and I have an excellent cleaning company so can be smoothly taken over as a holiday let if the new owner desires."

## Round and About

"Gulls Nest is right next door to Morston Hall, a Michelin One Star restaurant, and close to the nature reserve on Morston quay," the owner said. Morston is regarded as one of the most sought-after coastal villages on the North Norfolk Coast, popular for sailing and the National Trust marshland. It is well known for its stunning walks on the coastal path which links Blakeney in one direction and Stiffkey and Wells-next-the-Sea in the other. Nearby Blakeney has a variety of shops together with a doctor's surgery and, when the amenities of a town are required, nearby Holt offers a superb range of shops, schools and recreational facilities.



















# INFORMATION

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## On Your Doorstep...

Found within the center of the town of Holt which is renowned for its boutique shopping, Byford's delicatessen and further specialist and everyday shopping. There are good banking and transport facilities and the town is also home to Gresham's public school which is within walking distance from the property. Beeston Hall preparatory school lies further along the coast to the east. With the nearby North Norfolk Coast famous for its landscape, sailing and bird watching there is plenty to see and do. The jewel of the living landscape is the Cley Marshes, along with the oldest nature reserve in the county, Norfolk Wildlife Trust.

## How Far Is It To?...

The picturesque and sought after Georgian town of Holt lies 3 miles to the south of the North Norfolk Coast at Cley next the Sea. Much of the coast is classified as an area of outstanding natural beauty and is deservedly popular with sailing enthusiasts and ornithologists. There is a Norfolk Naturalists Trust bird reserve at Cley and excellent sailing from Blakeney which has a free harbor. There are regular trips to Blakeney Point from Blakeney and Morston.

Directions - Please Scan The QR Code Below

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///dripping.appointed.clerk](http://dripping.appointed.clerk)

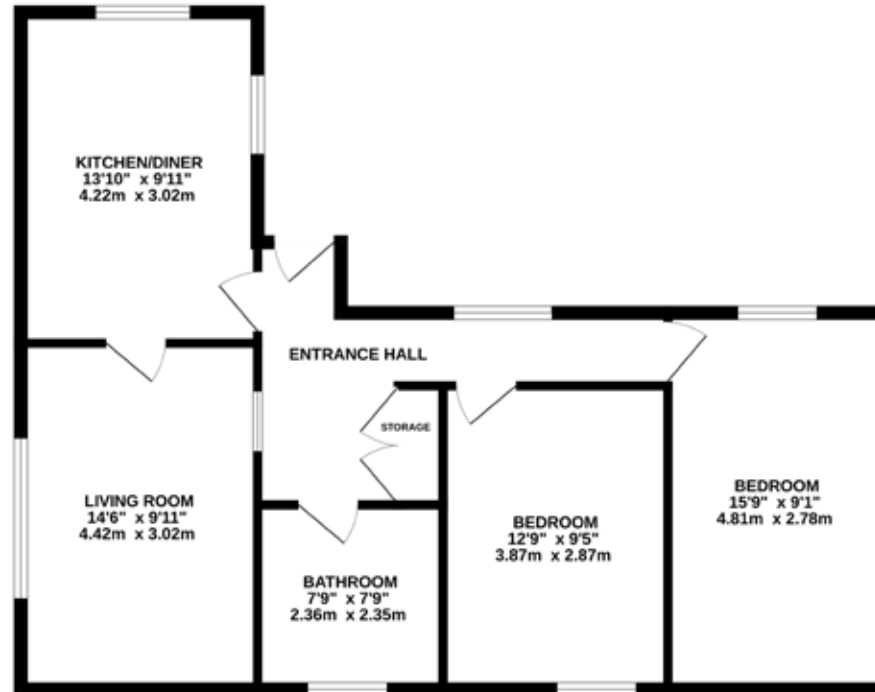
## Services, District Council

Electric Storage Heaters  
Mains Water & Drainage  
North Norfolk District Council - Tax Band B  
Freehold





GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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