



Wisteria Cottage, Blakeney

Independent Estate Agents

Pointens



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## Wisteria Cottage, 134 High Street, Blakeney, Norfolk NR25 7NU

Holt: 5 miles,

Norwich: 26 miles

A rare opportunity to acquire a grade II listed Georgian cottage. Pleasantly situated in the popular High Street the property has easy access to the village shops, restaurants, public houses, Quay and the harbour.

**Guide Price £575,000**



## The Property

The property offered for sale is a fine Georgian Grade II listed cottage pleasantly situated in the much sought after High Street of the popular coastal village of Blakeney. The property has been extended in recent years and now offers very well appointed accommodation briefly comprising a sitting room with an open fireplace housing a wood burner, a double aspect and well fitted out kitchen, a dining room with bi-fold doors that facilitates al-fresco dining and a bathroom. There is also a dry cellar. On the first floor a landing leads to two double bedrooms and a family bathroom. The property also enjoys oil fired central heating. Outside, there is a small courtyard garden area, a log store and an old brick and tile store. The property has no onward chain.

## Location

Blakeney is one of the most popular villages on the North Norfolk Coast. It is an area of Outstanding Natural Beauty surrounded by huge expanses of marsh and sky. There are extensive amenities in the village including a supermarket and a good range of shops, restaurants and pubs. There is also a doctors' surgery and a primary school. The Georgian market town of Holt is around five miles to the south east. The centre of Holt comprises mainly individual shops and businesses where a friendly and personal service still remains. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham which is around nine miles away and offers a direct rail service to Norwich. The County City of Norwich offers a fast rail service to London Liverpool Street and an international airport via Skiplol Amsterdam.

## Directions

Leave Holt on the A148 to Letheringsett. Proceed past The Kings Head Public House and take the next right hand turning to Glandford. Follow this road for around 3 miles and you will enter Blakeney. At the crossroads turn left and then immediately right into the High Street. Wisteria Cottage will then be found on your left hand side after around 100 yards.

## ACCOMMODATION

The accommodation comprises -

Front door, leading to -

### Sitting Room

Open fireplace housing a wood burner, two shelved recesses, radiator. Stairs to first floor. Wooden ceiling beams. Hive central heating controller. Door to cellar.

### Kitchen (Double Aspect)

Fitted with a range of base units with wooden work surfaces over. Inset electric oven, surface hob, extractor hood, fitted fridge and dishwasher. Plumbing for automatic washing machine. Inset one and half bowl sink unit with mixer tap. Tiled splashbacks, range of matching wall units. Radiator. Tiled floor. Oil fired boiler for central heating and domestic hot water.

### Dining Room

Exposed oak beams, tiled floor, door to rear garden. Bi-fold doors leading to the rear small terrace.

### Bathroom

Panelled bath with fitted shower screen and shower, pedestal washbasin, W.C., heated towel rail. Tiled floor, Velux window, storage cupboard.

### Dry cellar

Six storage recesses, fitted worktop.

### First Floor

#### Landing

Radiator.

### Bedroom One (Double Aspect)

Two radiators. Washbasin, fitted wardrobe.

## Bedroom Two

Radiator, airing cupboard.

## Bathroom

Rolled top bath with claw feet, Victorian style mixer tap with shower attachment, pedestal washbasin. W.C. Heated towel rail, electric shaver point.

## Curtilage

To the rear of the cottage there is a small courtyard garden together with a log store, an oil tank and a small brick and tile outhouse.

## General Information

**Tenure:** Freehold.

**Council Tax Band:** To be confirmed.

**Services:** Mains water, electricity and drainage are connected.

**Local Authority:** North Norfolk District Council tel: 01263 513811.

**Viewing:** Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

**Ref No:** H313120

**Agents Note:** Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

## Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

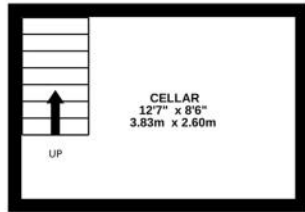
Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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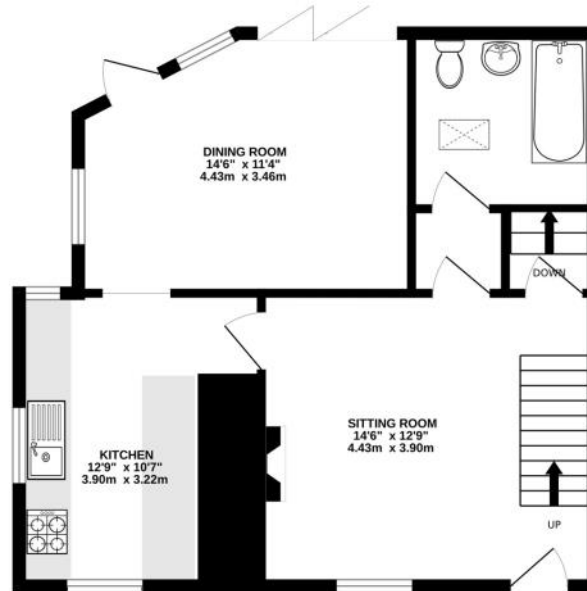




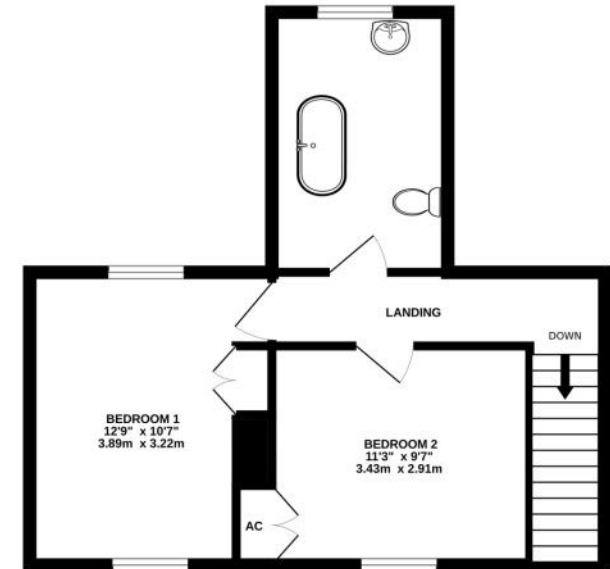
BASEMENT  
107 sq.ft. (10.0 sq.m.) approx.



GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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