



THE STORY OF

The Pightle

Blakeney, Norfolk

SOWERBYS

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The Pightle

3 Westgate Street, Blakeney,
Norfolk, NR25 7NQ



Grade II Listed Cottage

Three Bedroom Options

Cosy Sitting Room

Exposed Beams and Fireplace

Private Courtyard Garden

Prime Coastal Position

Just Off Blakeney Quay

Perfect Coastal Bolthole

Designated Area of Outstanding Natural Beauty

Holiday Let Potential



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“...a few yards from the natural Quay and heritage coastline.”

A historic, listed cottage of the 1700s nestled in the heart of Blakeney’s colourful and eclectic street scenes, and just a few yards from the natural Quay and heritage coastline.

The Pightle is a charming, Grade II listed cottage firmly set in the history books of Blakeney and dating back to the mid-1700s. Retaining much of its period detail and features, this enchanting cottage has been subtly enhanced over the years to provide a much-loved and used holiday home.

Nestled at the end of Westgate Street where it connects with Blakeney Quay, the cottage is fully immersed in the wonders that this special location provides and enjoys virtually doorstep access to the heritage coastline.

A distinct, soft blue rendered façade is adorned with ornate sash windows, a porthole window, and a traditional pantile roof. Inside, you will find an utterly charming home that is rustic, cosy, and intimate.



Set over two floors and packed with a wealth of period features, there is a kitchen/dining room with hand crafted shaker cabinets and exposed beams to the ceiling. A charming sitting room enjoys an ornate fireplace set with a wood-burning stove, parquet flooring, and exposed beams. The rear section of the ground floor includes a rear lobby and hall, a single occasional bedroom, and a bathroom. A door leads out to the side courtyard and garden area.

To the first floor, there are two delightful double bedrooms, each with semi-vaulted ceilings, exposed beams, and one benefits from an en-suite WC.

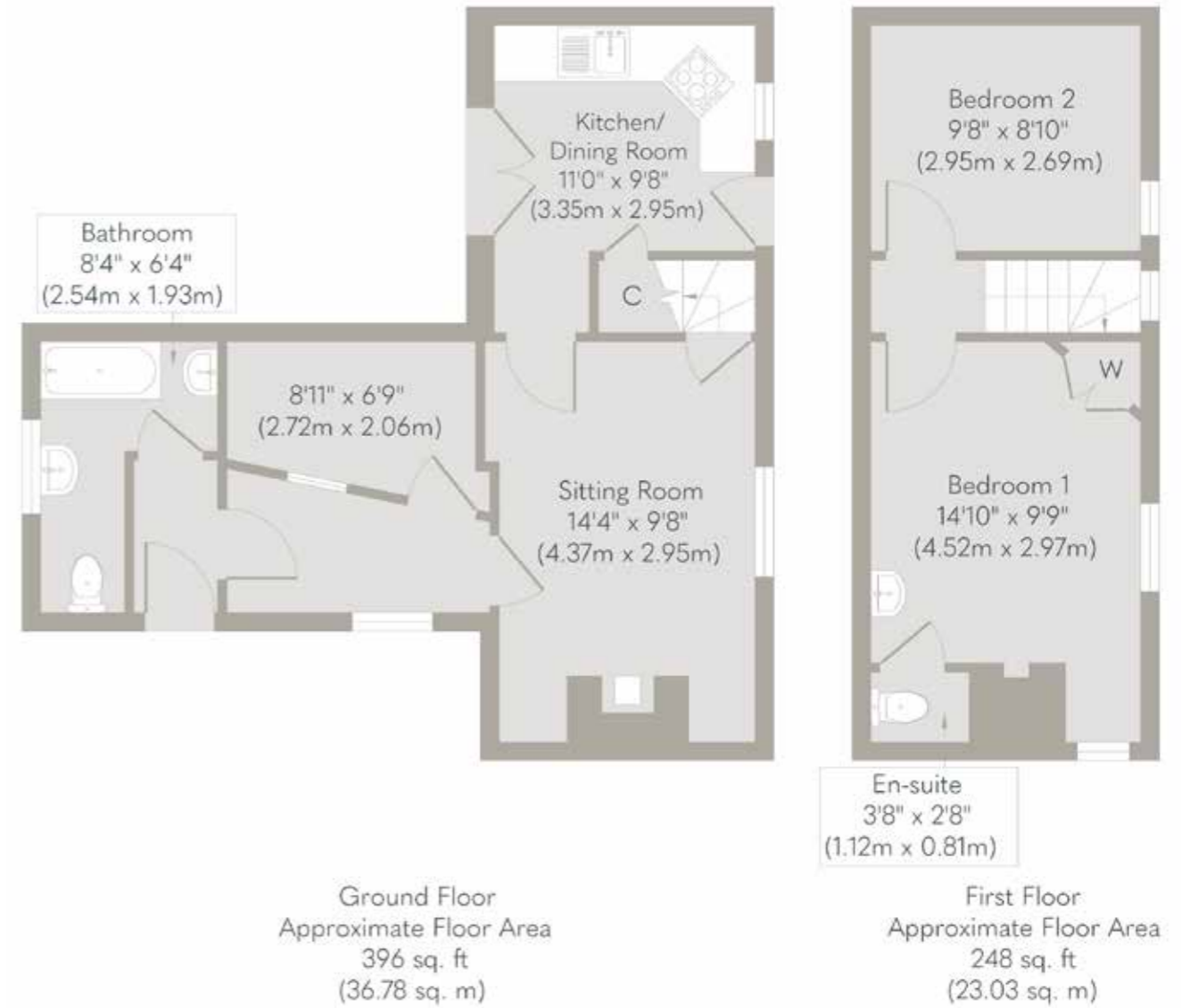




Outside, you will find a pretty, sheltered courtyard garden that wraps around the cottage on two sides and is enclosed by attractive flint walls. Soft landscaping adorns the perimeter walls, and a paved terrace creates an ideal space for intimate outside dining.

This magical location brings together all the key elements to a prime coastal home: amazing scenery, diverse marine wildlife, and, of course, plenty of places to eat and drink, which is all literally on your doorstep. This property is a great holiday let potential.





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 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. Folks Coffee and Co café is a great stop for a caffeine hit, but if you are looking for a place to eat, head to The White Horse or The Blakeney Hotel, known as iconic spots. Additionally, 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 Sowerbys



Looking out on to Blakeney Quay

“This property is located in the heart of Blakeney an Area of Outstanding Natural Beauty.”

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SERVICES CONNECTED

Mains water, electricity, drainage and broadband. Electric central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

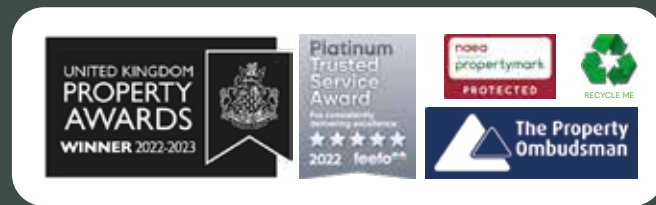
Freehold.

LOCATION

What3words: /// spoons.legs.circus

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