



THE STORY OF
Heatherdale
Blakeney, Norfolk

SOWERBYS



THE STORY OF

Heatherdale

19 Morston Road, Blakeney, Norfolk
NR25 7BD

Detached Single Storey Residence

Four Bedroom Options

Open-Plan Living Space

Modern Kitchen and Bathrooms

Stylish and Elegant Interior Design

Modern Comforts and Luxuries

Generous South-Facing Rear Garden

Deep Frontage with Parking and Garage

Prime Coastal Village Location

Proven Holiday Let Pedigree

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com

An individual, detached residence showcasing stylish and well-appointed accommodation whilst enjoying an enviable coastal location in the much-admired village of Blakeney.

Heatherdale is an established, detached residence set in generous gardens and has been much-improved throughout by the present owners and enjoyed as a family home-from-home and highly successful holiday let.

Boasting bright and spacious accommodation, set on a single level, this impressive property offers style, functionality, and a great deal of versatility.

With a lateral living space spanning around 1,200 sq. ft. this fine home combines neutral and contemporary interior design with luxurious touches and modern comforts.

A long list of recent enhancements includes a modern kitchen, updated bathrooms, double glazing, and oil-fired central heating to ensure a comfortable home that is ready to enjoy. With an extensive loft and roof system, a generous plot and sizeable neighbouring properties, Heatherdale also offers a high degree of further potential subject to relevant planning consents.





Accessed from a recessed side courtyard the front door leads into a spacious hallway.

A spectacular open-plan living area spans more than 27' and cleverly combines a kitchen, dining area and living room whilst enjoying delightful vistas and direct access over the extensive south-facing rear garden. This exceptional space includes a triple aspect, modern fitted kitchen with stylish shaker-style cabinetry capped with crisp white quartz worktops and complemented by a suite of appliances. There is ample dining space for six guests and the lounge area connects seamlessly with the garden via expansive sliding doors.

There are four double bedroom options which can comfortably accommodate eight guests, but equally provide great versatility in terms of additional reception space. The principal bedroom includes a stylish en-suite shower room whilst a modern family sized bathroom adequately serves the three further bedrooms.

Set well back from the coast road, with a deep frontage, the property is blessed with extensive off-road parking and plenty of options for boat/caravan storage. The shingle laid driveway and hard-standing extends on the west elevation to a recessed courtyard and onto a detached garage.

The rear garden enjoys a delightfully sunny southerly aspect with a paved terrace looking out over an extensive lawn. Mature shrubs and trees line the boundaries creating a colourful back drop - a sheltered and discreet space to enjoy.





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.

Copyright V360 Ltd 2023 | www.houseviz.com



ALL THE REASONS

Blakeney

IN NORFOLK
IS THE PLACE TO CALL HOME



Heatherdale is nestled just off the coast road in Blakeney. A prime coastal position, this exceptional

location provides the perfect base to enjoy the wonderful environment and habitat that this unique coastal area has to offer. Big skies, rugged coastal walks and Blakeney's eclectic and vibrant high street are just a short stroll away along with a fine selection of pubs, restaurants and - of course - Blakeney's historic Quay.

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 Sowerbys



“This homes provides a great coastal location to enjoy a beautiful Norfolk coastal spot...”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, drainage, and broadband connectivity. Oil-fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///contained.cups.plotting

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL