



THE STORY OF

74 High Street

Blakeney, Norfolk

SOWERBYS

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74 High Street

Blakeney, Norfolk
NR25 7AL

Grade II Listed Property

Perfectly Located within Blakeney's High Street

Moments from The Quay

Plenty of Great Restaurants and Shops
Within a Short Walking Distance

Immaculately Presented

Successful Holiday Let

Four Bedrooms

Private Walled Garden

Single Garage

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“A well-balanced cottage,
perfect to be a main home or a
holiday retreat on the Norfolk coastline.”

Perfectly located along Blakeney's high street, this charming Grade II Listed characterful cottage holds a prominent position within the heart of arguably one of Norfolk's most popular coastal holiday destinations.

Being only a matter of a few minutes to walk to The Quay, you can find all that this village has to offer; meander down to the River Glaven, find the Norfolk Coastal Path, and perhaps even enjoy a spot of crabbing.

Past the natural joys of Blakeney, a visit to the eclectic independent shops, cafes or to the popular and well-established

eateries, there are plenty of opportunities to thoroughly enjoy a lifestyle or visit to this vibrant village.

74 High Street has four bedrooms which are incredibly well-balanced to cater for the large sitting room/dining room.

Having been run as a popular holiday let, there is a great opportunity here to take the reins of an already successful business. Otherwise, the dynamic at 74 High Street suits just as well as a main home, or a home-from-home, giving much with its unique features, for the area, such as a private garden and single garage.



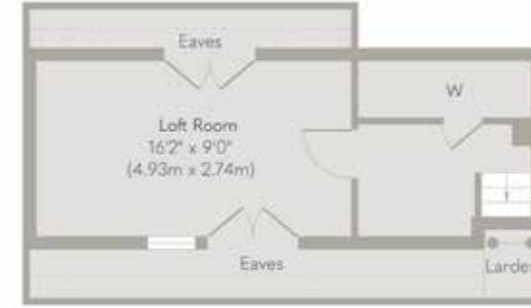
With charming character throughout, a large wood-burning stove and a great curb appeal, this period cottage unusually boasts great ceiling heights and large open reception spaces - especially for a cottage of this age.

The conversion of the second floor has made a wonderful addition as not only can it have continued use as the bedroom, used as it is today, but this space would easily lend itself to becoming a hobby room, play room, or an all-important home office in the quietest place of the cottage.

The private garden is hidden at the end of the lobe and is beautifully walled-in by tall Norfolk flintwork. This space offers tremendous privacy and makes the perfect spot to retire to after a long day's walk or time spent on the water, or perhaps can be where you enjoy playing host to an evening with friends and family - thanks in large part to the brick-built barbecue area.

A rare element to have, in such a prime location within Blakeney, the single garage offers off-road parking, but also gives a brilliant option for storage of large items.





Second Floor
Approximate Floor Area
226 sq. ft
(20.96 sq. m)



First Floor
Approximate Floor Area
545 sq. ft
(50.62 sq. m)



WC
4'9" x 3'7"
(1.45m x 1.09m)

Ground Floor
Approximate Floor Area
616 sq. ft
(57.26 sq. m)



Garage
Approximate Floor Area
147 sq. ft
(13.69 sq. m)



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



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 the Vendor



“You're in a perfect location to enjoy the best of this vibrant village.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///suddenly.manly.retrial

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.

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