



THE STORY OF

Landsdowne

Blakeney, Norfolk

SOWERBYS

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Landsdowne

Blakeney, Norfolk
NR25 7PA

Ideally Located from the Coast Road in Blakeney
Fast and Easy Walking Distance to Village Amenities
Impeccably Maintained and Well-Presented Throughout

Four Bedrooms

Four Bathrooms

Large Parking Area

Garage Which has Been Used as a Workshop

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“The private back garden features tall privet hedges, a brick and flint wall and an established vegetable garden.”

Commanding a prime spot with Blakeney’s heart, New Road rests atop access to Blakeney’s amenities where you will find an array of independent shops, cafes and highly acclaimed eateries all within an easy walking distance. Forming part of the coast road, New Road equally gives quick access to coastal destinations along the North Norfolk Coastline via an enchanting, picturesque drive along the winding road between countryside and coast.

Landsdowne is a well-maintained, brilliantly presented detached four-bedroom home that despite requiring modernisation, ticks every box that a coastal home in Blakeney needs.

Inside, an entrance hall leads to a well-proportioned sitting room with a wooden fireplace and multi-fuel burner, featuring additional air source heating and cooling. Sliding doors open to a south-facing garden room, built in 2015, providing a bright and airy living space.

The kitchen boasts fitted Miele Appliances and composite worktops made from crushed beer bottles. Tarkett wood effect flooring extends into the utility area and leads to a well-appointed utility room with ample storage and space for laundry appliances. A spacious dining room at the rear overlooks the beautiful garden, but this space would easily lend itself to other means, such as a home office, snug or playroom.





Upstairs, the first floor offers a newly refurbished family bathroom and three bedrooms. The guest bedroom could potentially be expanded to include an en-suite, while the main bedroom enjoys south-facing views and ample space for an en-suite if desired. The third bedroom could serve as a single bedroom or that all-important study/home office.

The second floor leads to the large double bedroom with a vaulted ceiling and panoramic views over Blakeney harbour.



Outside, a large, gravelled drive with parking for several cars is complemented by a south-facing sun terrace. A side driveway leads to a large single garage, currently used as a workshop and storage space. The private back garden features tall privet hedges, a brick and flint wall, an established vegetable garden with raised beds, a greenhouse, and an old Bramley apple tree giving a direct line to those winter crumbles. A spectacular pizza oven and sheltered terrace provide the perfect outdoor relaxation spot, ready to cater for friends and family.



Second Floor
Approximate Floor Area
282 sq. ft
(26.2 sq. m)

First Floor
Approximate Floor Area
611 sq. ft
(56.8 sq. m)



Garage
Approximate Floor Area
285 sq. ft
(26.5 sq. m)

Ground Floor
Approximate Floor Area
842 sq. ft
(78.2 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



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



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SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9340-2713-0390-2107-4201

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: ///awoken.sprinter.loose

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SOWERBYS



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