



THE STORY OF

The Deck House

Blakeney, Norfolk

SOWERBYS



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THE STORY OF

The Deck House

6 Samphire Close, Blakeney, Norfolk
NR25 7PE

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- Substantial Modern Residence
- Over 2,600 Sq. Ft. of Accommodation
- Five Bedrooms and Four Bathrooms
- Spectacular Open Living Areas
- Air Source Underfloor Heating
- High Specification Throughout
- Wonderful Part-Walled Gardens
- Detached Garage and Ample Parking
- Discreet and Private Location
- Short Walk To Blakeney Quay
-

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“It’s a low maintenance home, whether it’s a holiday home or main residence...”

Sublime contemporary design, and expansive and versatile accommodation come together with a prime coastal position in the heart of Blakeney.

The Deck House in Blakeney is a spectacular, detached residence showcasing contemporary architectural features and design to provide a wonderful modern home set in one of North Norfolk’s most favoured coastal hot spots.

Built to an individual design by a highly renowned local developer in 2012 this exceptional home boasts sumptuous

accommodation set over two floors, with an impressive and high-end specification throughout. Significant enhancements and investment by the present owners in recent years have taken this exquisite home to an exacting standard.

Together with garaging and car port the property spans over 3,000sq. ft, with stylish and elegant interiors that perfectly complement the modern design and features.

Maximum energy efficiency is ensured thanks to air source heating, excellent insulation qualities and double glazing throughout.





On entering The Deck House you are immediately struck by the volume and expanse of this compelling home, with an immense open-plan reception hall with double height angular ceilings that rise to the first floor.

The principal living areas consist of a dining room which is open-plan to the hall, with french doors onto a south-facing terrace and a sumptuous sitting room which displays wonderful features such as vaulted, angular ceilings, a stunning glazed half-gable wall and a wood-burner.



“The floorspace downstairs is great, and there’s enough parking for everyone staying...”

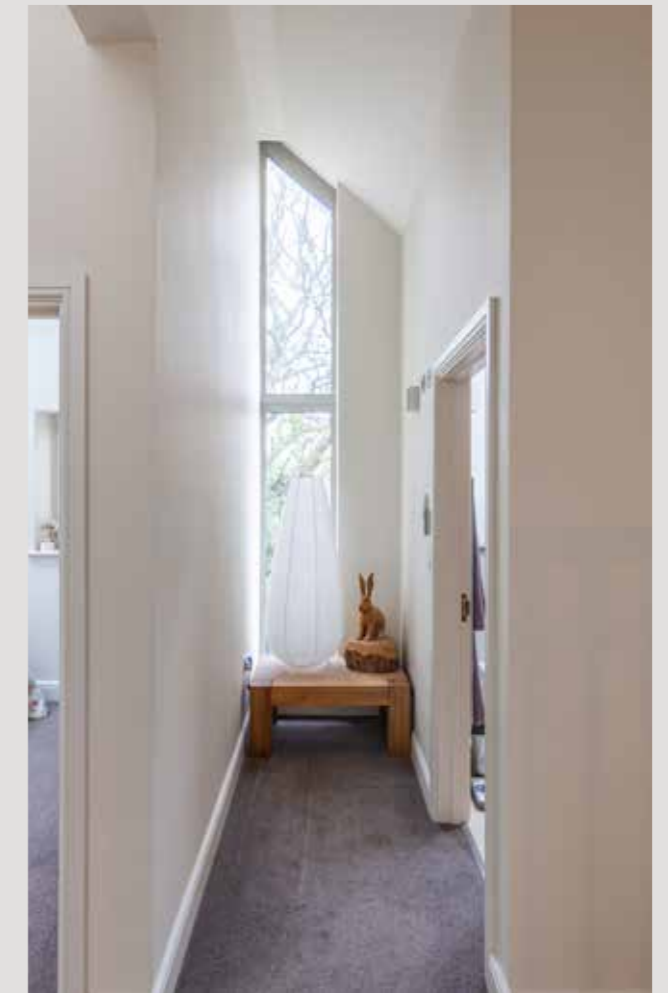
A spectacular sunroom features a glazed roof lantern and two sets of french doors out onto the south terrace, to create a fantastic entertaining space that connects externally with the formal receptions.

The kitchen/diner showcases an extensive range of high-end, bespoke cabinetry capped in granite worktops and a comprehensive suite of appliances. A utility room/boot room supports the kitchen and an adjoining plant room houses the heating system.



A rear hall leads to a discreet wing of the ground floor where you will find two suited double bedrooms.

Rising to the first floor you arrive at a galleried landing looking over the reception hall. The principal bedroom features vaulted ceilings, fitted dressing room and a luxurious en-suite bathroom. There are two further double bedrooms and a family sized bathroom. With five double bedrooms set over the two floors this wonderful property provides extensive space for many guests/family.





“We’ve owned The Deck House since new, as a holiday home, and we’ve added two extensions so that we could live here permanently...”

Discreetly set behind gates and at the end of a no-through road in the heart of Blakeney, The Deck House enjoys a high degree of privacy and peace despite its prime coastal location. An expansive front courtyard area features a detached garage with attached carport, extensive secure parking and established soft landscaping.

Off the front façade of the property is a decked sun terrace and further paved terrace, each enjoying southerly and westerly aspects. The terraces seamlessly connect the principal living areas to provide a wonderful entertaining space.

Neatly tended and low maintenance garden areas wrap around the property on all sides along with paved walkways flanked by soft borders and enclosed by hedging and privacy walls.

A personal gate at the rear of the house provides pedestrian access to Blakeney’s eclectic High Street and historic Quay.

Blakeney is arguably the most sought-after coastal village along the glorious North Norfolk coastline and boasts a magical mix of pubs, restaurants and of course wonderful coastal walks throughout a designated Area of Outstanding Natural Beauty. Such a special location ensures that this fine home is perfect as a dream coastal home, holiday home or highly lucrative holiday let easily accommodating ten guests or more.



“We love to walk along Wells Beach to Holkham, and back along the path near the trees.”



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.

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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 the Vendor



“From the garden room we can watch the butterflies on the buddleia, and the deer walking through to next door's orchard...”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating with additional air conditioning units providing heating and cooling. Broadband connected.

COUNCIL TAX
Band G

ENERGY EFFICIENCY RATING

D. Ref:- 9727-3035-6207-9214-8200

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: ///single.skies.jiggle

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