



THE STORY OF

# 23 Westgate Street

*Blakeney, Norfolk*

**SOWERBYS**



THE STORY OF

# 23 Westgate Street

Blankeney, Norfolk  
NR25 7NQ

Ideal Holiday Home,  
Investment Property or  
Full Time Residence

Off Road Parking

Private Garden and Access to  
a Large Communal Garden

Character Cottage with  
Plenty of Period Charm

Generous Room Proportions

Prime Location in the  
Heart of Blankeney, Close to  
Shops, Pubs and the Quay

SOWERBYS HOLT OFFICE  
01263 710777  
holt@sowerbys.com

Tucked away in the heart of Blankeney, 23 Westgate Street is a delightful two-bedroom period cottage that perfectly combines charm, character, and convenience. Situated at the quieter end of Westgate Street, this hidden gem is ideally positioned to enjoy all the amenities that make Blankeney such a vibrant and sought-after coastal destination. Just a short stroll from the village shop, an array of quirky boutiques, and popular pubs and restaurants, the property is also within easy walking distance of the picturesque quay. This is a rare chance to own a home in one of Norfolk's most desirable locations.

The property boasts generously proportioned rooms, blending cosy charm with ample potential for modernisation. With off-road parking, a private garden, and access to a large communal garden, 23 Westgate Street is not only practical but also offers plenty of outdoor space to relax and unwind. Whether you dream of creating a tranquil coastal retreat, a full-time residence, or an investment property, this characterful mid-terrace cottage provides a wonderful canvas to bring your vision to life.

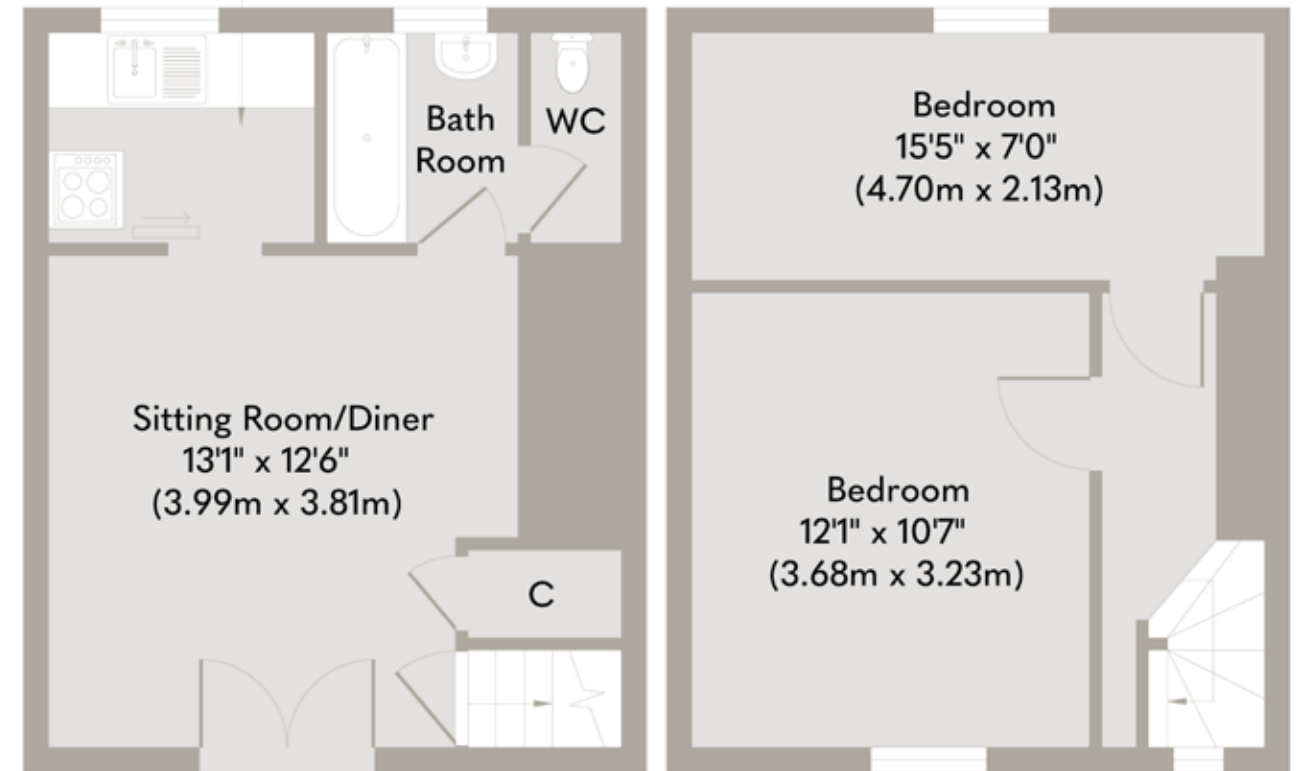
Properties like this in such a prime location are seldom available. Whether you're captivated by the charm of its period features or the convenience of its setting, this property is a true find on the North Norfolk coast. Make your mark on this enchanting bolthole and savour all the beauty and vibrancy Blankeney has to offer.







**Kitchen**  
7'1" x 5'6"  
(2.16m x 1.68m)



**Ground Floor**  
Approximate Floor Area  
290 sq. ft  
(26.91 sq. m)

**First Floor**  
Approximate Floor Area  
290 sq. ft  
(26.91 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.

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# Blakeney

A COASTAL GEM  
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, this is a picture perfect location.

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 spot seals bobbing on the waters.

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.

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, Blakeney truly is a place to discover your next Norfolk home.



## Note from Sowerbys



“...ideally positioned to enjoy all the amenities that make Blakeney such a vibrant and sought-after coastal destination.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

E. Ref:- 9400-0660-0222-2300-3243

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: ///clasping.jacuzzi.request

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

