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THE STORY OF

Flintwell Lodge

Blakeney, Norfolk

SOWERBYS



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Flintwell Lodge

Blakeney, Norfolk
NR25 7NS

Central Yet Private Village Setting

Far-Reaching Marsh Views

Off-Road Parking Via Private Driveway

Landscaped Front and Rear Gardens

Sheltered Outdoor Spaces for Entertaining

Flexible Accommodation Over Two Floors

First-Floor Reception Rooms Maximising Views

Kitchen/Dining Room at the Heart of the Home

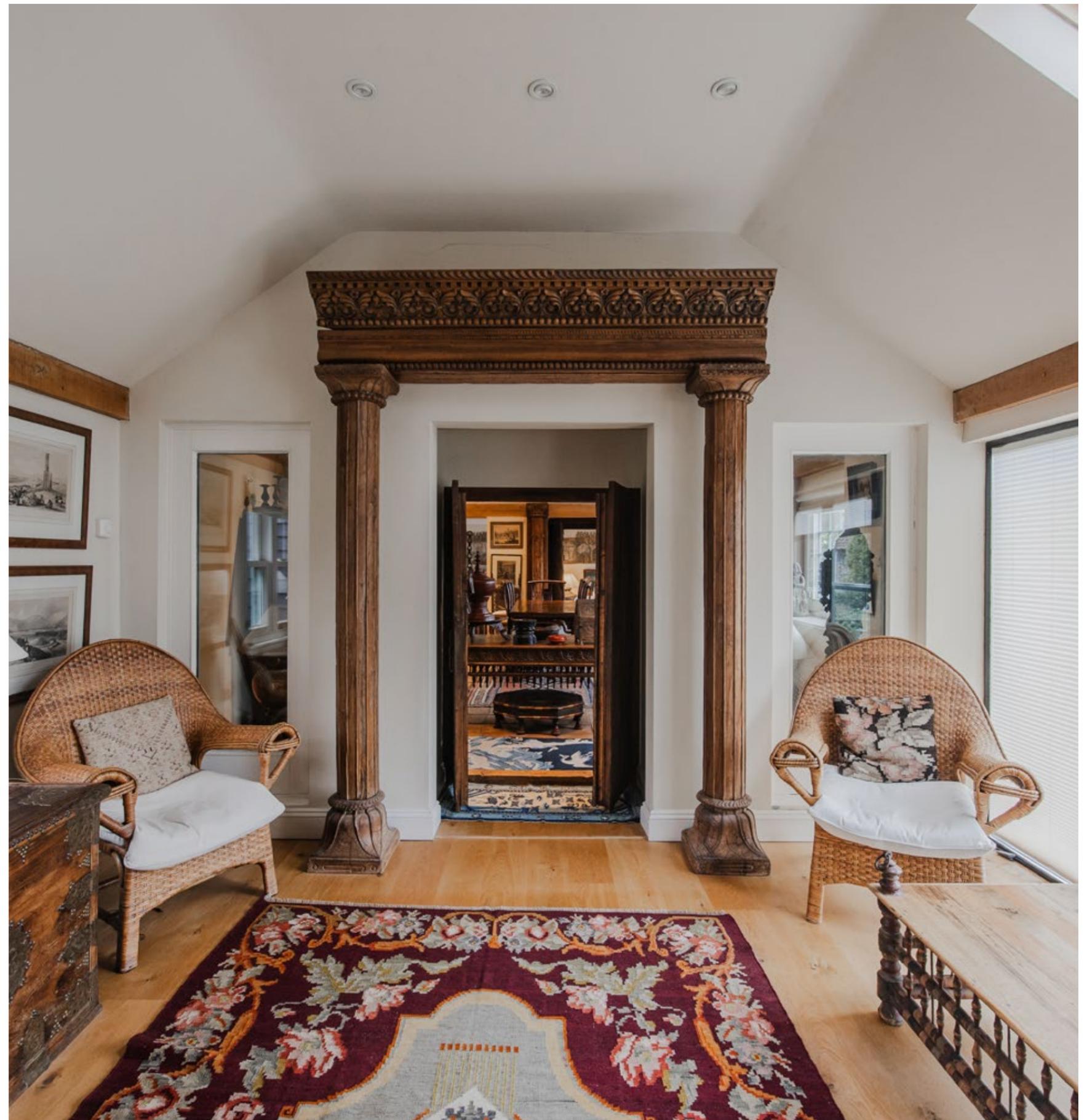
Principal Bedroom with Dressing
Area and En-Suite

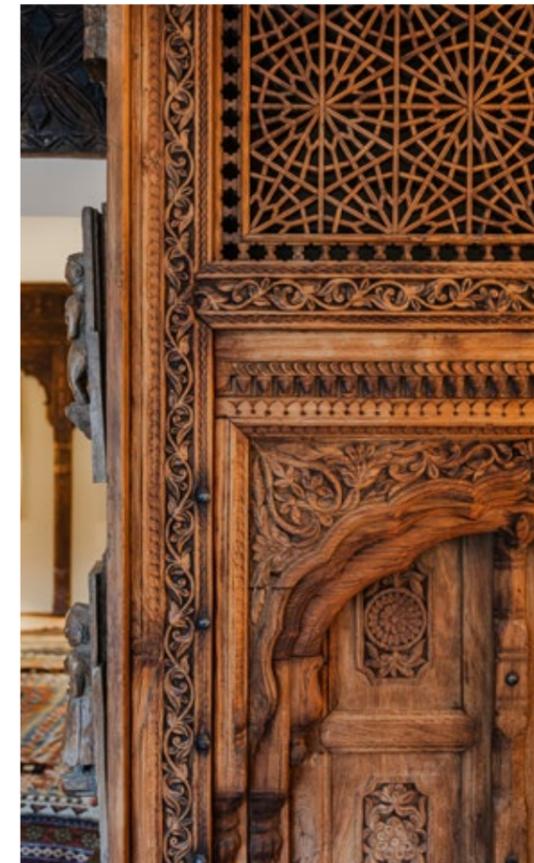
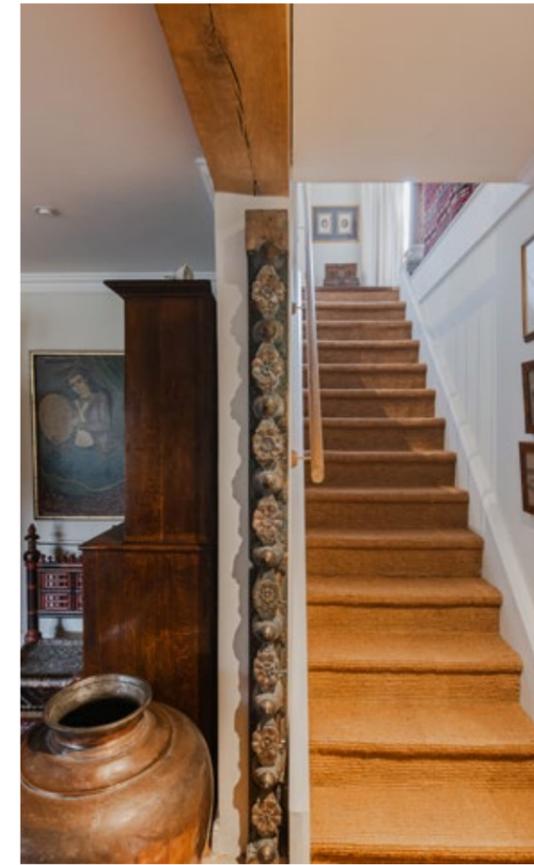
Chain-Free Opportunity in a Desirable Village

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Perfectly balancing village convenience with far-reaching views across the surrounding marshes, the property enjoys a setting that is both central and wonderfully private.

The house is approached via a driveway providing off-road parking and is complemented by beautifully landscaped gardens to both the front and rear. These established gardens have been thoughtfully designed to create private, sheltered spaces of considerable interest, ideal for both relaxation and entertaining.

The accommodation is arranged over two floors and offers a distinctive and flexible layout. The principal reception rooms are located on the first floor, maximising the elevated outlook and taking full advantage of the expansive marsh views. A sociable kitchen/dining room sits at the heart of the home, positioned between a formal reception room and a light-filled sun room, creating a natural flow for everyday living and hosting.

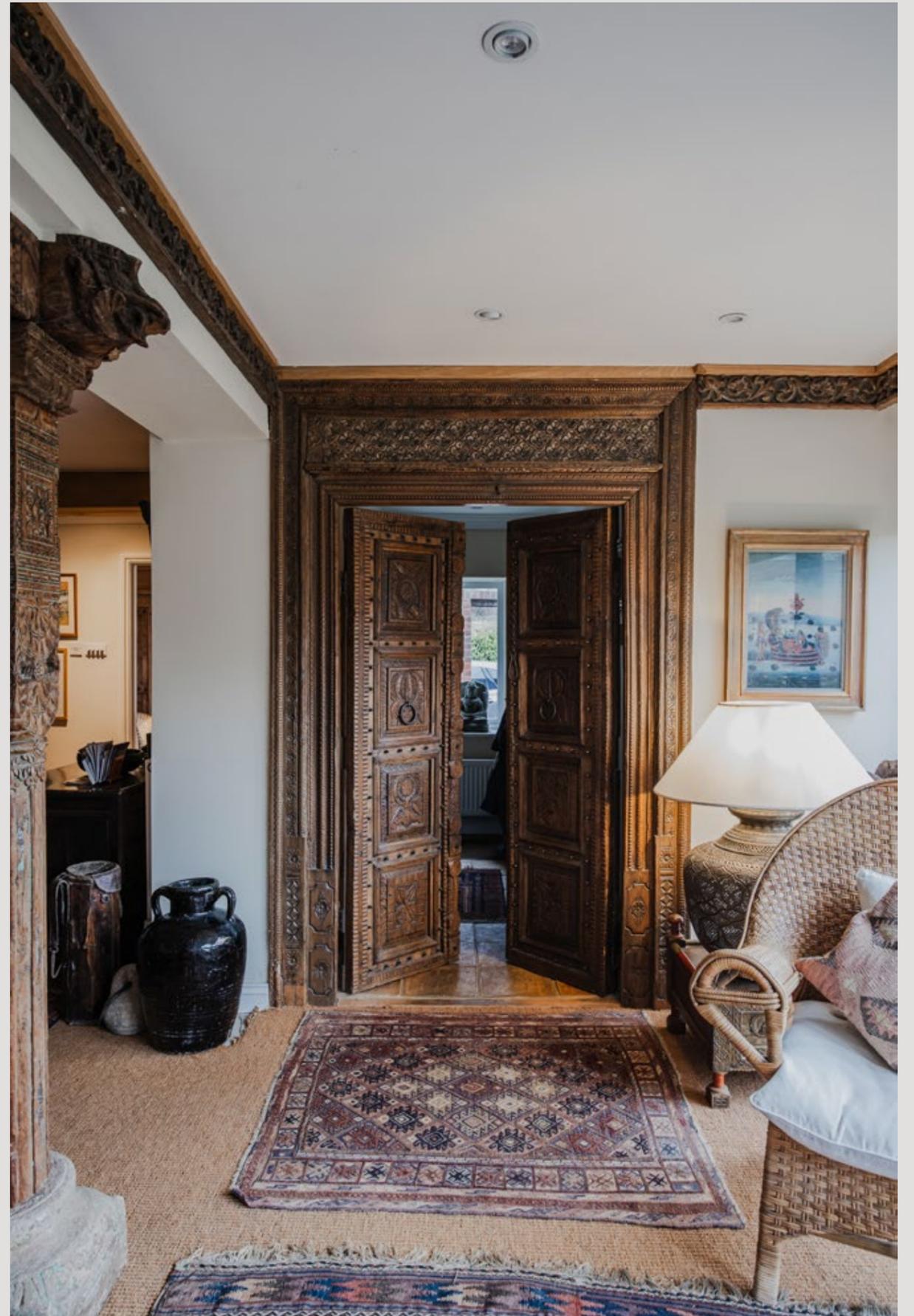
Also on the first floor, at the far end of the house, is an impressive principal bedroom suite, featuring a dressing area and a private en-suite bathroom, providing a peaceful retreat with a sense of separation from the rest of the accommodation.

The ground floor offers further guest bedrooms along with additional reception spaces, making the property well suited to a variety of uses, including hosting family and friends or creating dedicated work or leisure areas.

Offered to the market chain free, Flintwell Lodge represents a rare opportunity to acquire a substantial and characterful home in one of North Norfolk's most desirable village locations.



A home designed for hosting, with sociable, flowing living spaces.







Landscaped gardens
creating sheltered
spaces for relaxing and
entertaining.





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

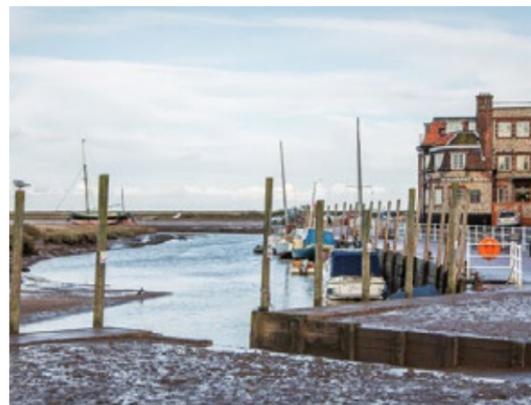
Blakeney is a historic coastal village on the North Norfolk Coast, located around 28 miles north-west of Norwich and just over 5 miles from the market town of Holt, offering a distinctive seaside lifestyle with a strong sense of community and year-round appeal.

At the heart of village life is the quay on the River Glaven, where sailing, kayaking, crab fishing and seal-spotting are everyday pastimes. From here, boat trips run to Blakeney Point, home to one of England's largest colonies of grey seals and celebrated for birdwatching and wildlife experiences.

Blakeney's High Street and lanes are lined with pretty flint cottages, independent boutiques, art galleries, gift shops and cafés, while essentials are served by a SPAR convenience store, post office and local surgery. The village also offers a selection of quality pubs and restaurants — among them the Kings Arms and White Horse — and seasonal outlets specialising in fresh seafood and treats from the estuary.

Outdoor enthusiasts will appreciate the North Norfolk Coast Path and marshland walks that radiate from the quay east toward Cley and west toward Stiffkey, as well as opportunities for sailing, paddleboarding and long beach walks at nearby Wells-next-the-Sea and Holkham.

Blakeney combines rich maritime heritage, vibrant local retail and café culture, and outstanding natural landscapes, creating a lifestyle that celebrates coastal living, wildlife engagement and genuine village vitality with excellent connections to town and city amenities.



Note from Sowerbys



“Elevated living designed to make the most of expansive views.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas 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: ///among.harmonica.practical

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SOWERBYS

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