



THE STORY OF

Beachstone House

Blakeney, Norfolk

SOWERBYS



THE STORY OF

Beachstone House

59 High Street, Blakeney, Norfolk
NR25 7NA

Elegant Grade II Listed Home Positioned
on Blakeney's Characterful High Street

Attractive Façade Set Behind a Traditional
Flint Wall with Gated Entrance

Light-Filled Living Room with High Ceilings,
Sash Windows and Open Fireplace

Flexible Reception Spaces Including
Snug or Study with Bi-Fold Doors

Spacious Kitchen and Dining Room Designed
for Sociable Living and Entertaining

Classic Shaker-Style Kitchen with Marble Worktops,
Rangemaster Stove and Double Butler Sink

Four Well-Proportioned Bedrooms Including
a Generous Principal Bedroom

Stylish Family Bathroom with Roll-
Top Bath and Separate Shower

Private Walled Garden with Outbuildings Forming a
Sheltered Suntrap with Lawn and Herbaceous Borders

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





Positioned along the gentle rise of Blakeney's charming High Street, Beachstone House is an elegant Grade II Listed home that captures the distinctive character and easy rhythm of life on the North Norfolk coast. Set behind a traditional low flint wall, its handsome façade creates an immediate sense of arrival, while a painted wooden gate opens to a welcoming entrance that hints at the warmth and style found within.

Stepping inside, the house reveals beautifully balanced interiors where period charm meets thoughtful modern living. The principal reception room is a wonderfully light and inviting space, defined by high ceilings and west-facing sash windows that draw in the afternoon sun. At its centre, an original open fireplace forms a natural focal point, perfect for cosy evenings after long days spent by the sea. An alcove beside the hearth lends itself perfectly to a drinks cabinet or display shelving, creating an ideal setting for relaxed entertaining.

Just beyond, a snug or study offers a more intimate retreat. Complete with its own fireplace and fitted shelving, it provides flexibility as a reading room, home office or second sitting room. Wooden bi-fold doors allow the space to remain connected to the main reception room or closed to create two distinct areas, ensuring the layout adapts effortlessly to everyday living.

The kitchen, installed in 2021, and dining room form the true heart of the home. Designed as a generous and sociable space, it is bathed in morning light from a series of east-facing windows and a glazed door that opens directly onto the garden. Classic green shaker-style cabinetry is paired with cool marble work surfaces, while a Rangemaster stove and double Butler's sink reinforce the timeless country-house feel. Integrated appliances and a spacious pantry provide practicality without compromising on style.



The dining area comfortably accommodates a long table for up to ten guests, making it ideal for lively family meals, celebratory suppers and relaxed evenings with friends. Beyond the kitchen, a rear lobby offers a practical everyday entrance with space for coats and outdoor gear, alongside a well-appointed shower room with tiled Aqualisa shower, underfloor heating and WC.





Upstairs, four well-proportioned bedrooms provide comfortable and characterful accommodation. The principal bedroom sits at the front of the house, enjoying a peaceful outlook along the High Street through a west-facing sash window that captures the evening light. Generously sized, it easily accommodates a super king bed and features a painted tongue-and-groove ceiling that adds subtle texture.

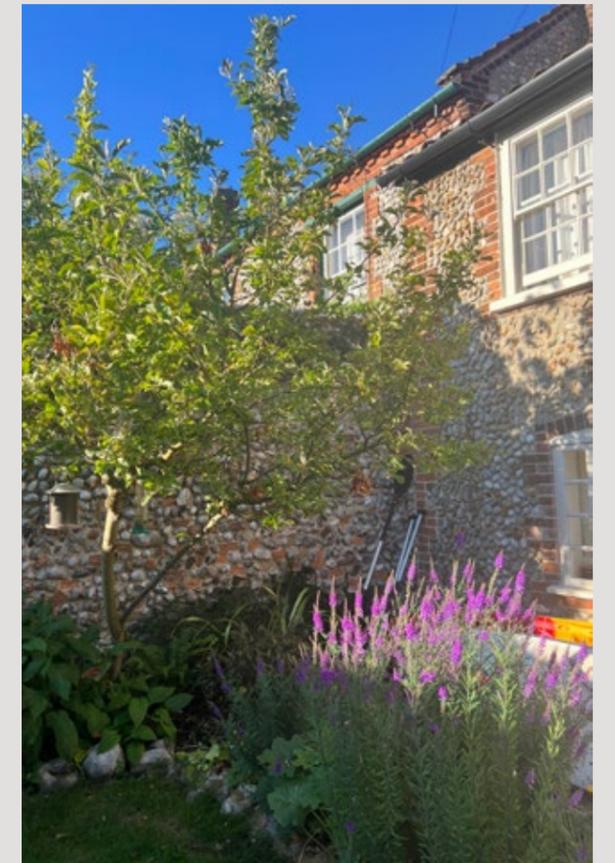
A spacious double bedroom overlooks the garden to the rear, while a large single bedroom with built-in storage offers versatility as a guest room, nursery or study. The recently refurbished family bathroom has been finished with classic white sanitaryware, including a roll-top bath, separate corner shower and heated towel rail, creating a calm and restorative space. A fourth double bedroom, accessed via an elegant arched hallway, completes the first floor with its sash window, built-in storage and bespoke tongue-and-groove headboard with integrated lighting.

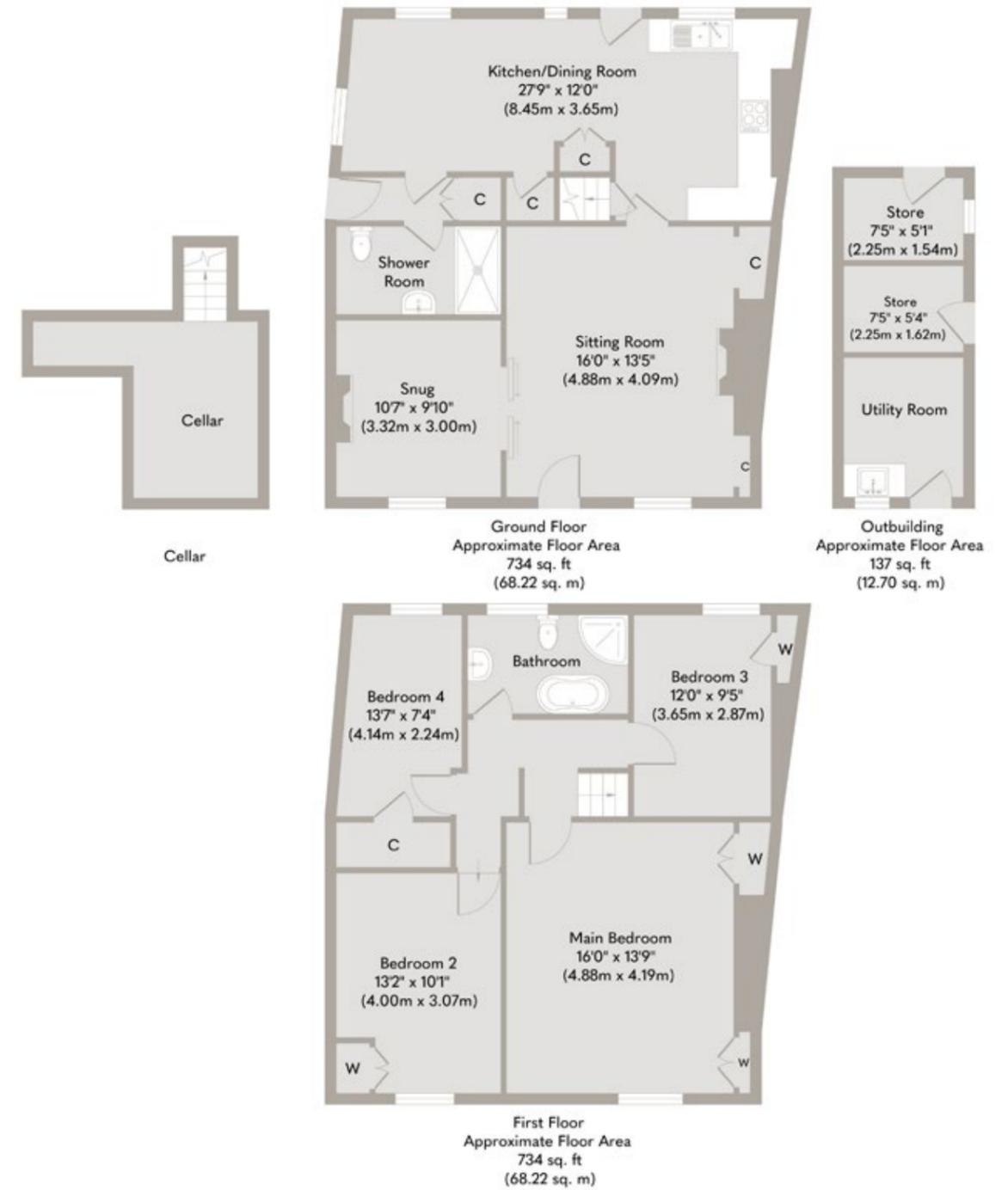
Outside, the rear garden forms a wonderfully private and sheltered space enclosed by an impressive seven-foot flint wall. Facing east, it is mainly laid to lawn and bordered by mature herbaceous planting, creating a colourful and tranquil setting for outdoor dining and relaxation.

A substantial flint outbuilding provides excellent additional storage and incorporates a utility area with plumbing for a washing machine and tumble dryer, along with two further store rooms and the boiler. Completing the outdoor space is a warm outdoor shower, a thoughtful feature ideal after coastal walks, sailing trips or time spent exploring the nearby salt marshes.



A warm outdoor shower
ideal after days spent
exploring the coast and
nearby marshes.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

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



“Beautifully light reception rooms with high ceilings, sash windows and original fireplaces”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///formal.discloses.predict

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

