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DINKY
COTTAGE

THE STORY OF

Dinky Cottage

Blakeney, Norfolk

SOWERBYS



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Dinky Cottage

39 High Street, Blakeney,
Norfolk, NR25 7NA



Quintessential Coastal Living

Short Stroll from Pubs, Shops and Quayside

Pretty Private Courtyard Garden

Luxurious Interiors

Excellent Holiday Let Pedigree



A charming, truly unique and quirky bijou bolt-hole, a hidden gem located down a pretty loke that is said to be one of the smallest houses in all of England

Dinky Cottage is a fascinating abode nestled in the heart of Blakeney, offering a cosy retreat for those seeking a one-of-a-kind experience.

Upon entering, you are greeted by the intimate and inviting downstairs lounge area. The well-equipped kitchenette is perfect for preparing light meals and snacks, with all the amenities you need

conveniently at your fingertips.

The cottage boasts a convenient downstairs shower room/WC and houses an intergrated washing machine. As you ascend the open staircase, you'll discover the hidden treasure of the cottage, an enchanting bed deck/mezzanine that comfortably houses a king size bed. Although the ceiling is low, it adds to the cottage's charm and provides a snug environment where you can peacefully rest and sleep. A Velux window above the bed offers an opportunity for stargazing, allowing you to immerse yourself in the beauty of the Blakeney night sky.

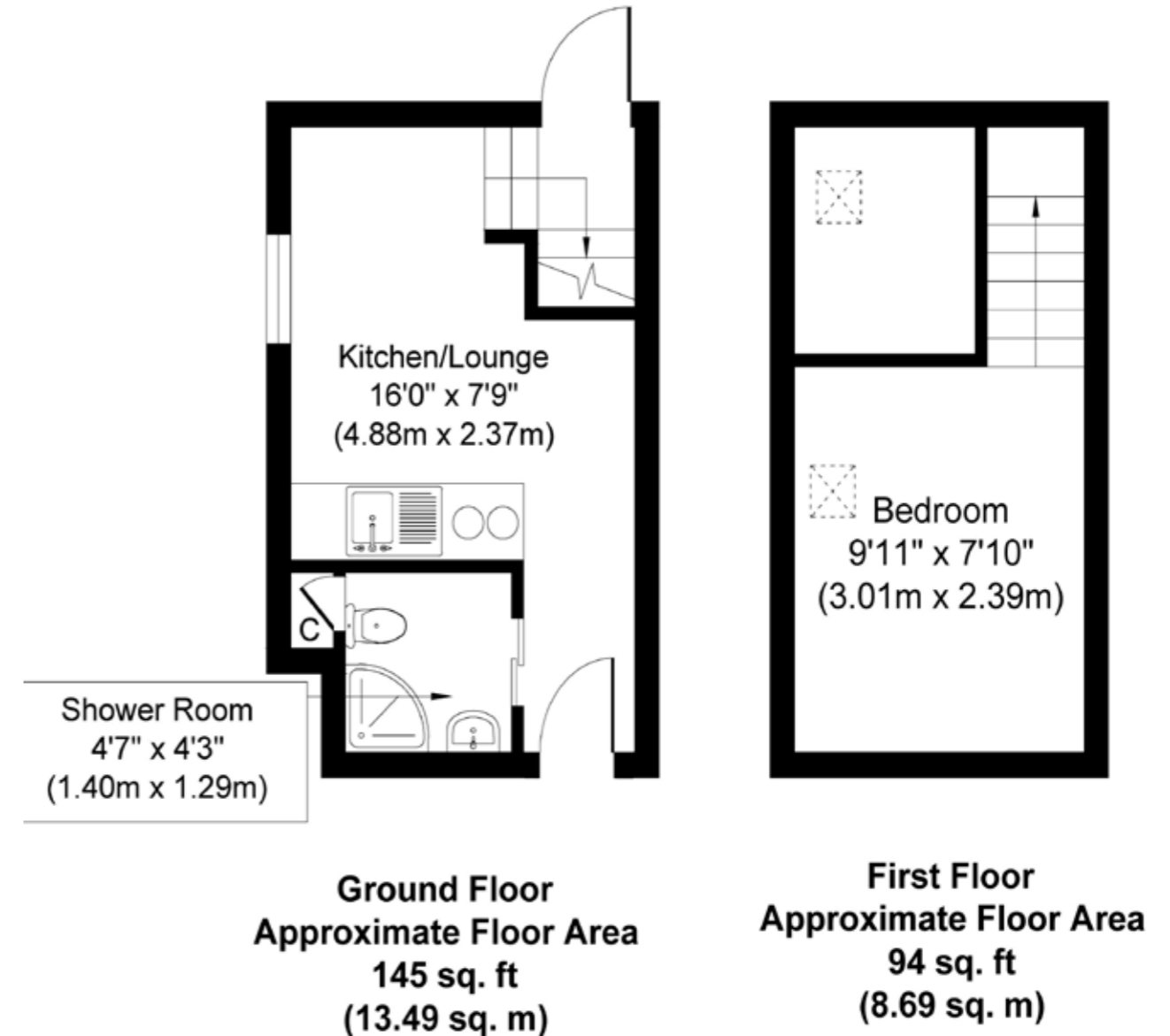
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Stepping outside through the door in the lounge, you'll find a delightful small gravel courtyard area. This private space is enclosed, making it an ideal spot for bringing along your furry friend. Relax at the table with a morning coffee or enjoy a romantic dinner for two whilst immersed in the historic centre of Blakeney. The pretty courtyard provides a peaceful escape where you can soak up the tranquillity of your surroundings. This area also provides access for extra storage, bike or outdoor equipment.

Dinky Cottage is a unique and very appealing property that currently operates as a highly successful holiday let and is ideal for romantic weekends for two or a convenient and peaceful haven for a solo traveller.

With an excellent holiday let pedigree the cottage is ready to enjoy and there is the option of purchasing the contents to create the ultimate turn-key solution. Income figures and occupancy rates are available on request.

“The property is presently a successful holiday let.”



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. 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, 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



“The property is a short stroll from cafes, restaurants, pubs and shops.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band to be confirmed.

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

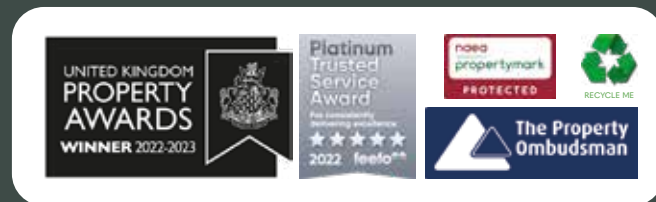
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AGENT'S NOTE

Contents available by separate negotiation.

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SOWERBYS



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