



PARSLEY COTTAGE

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THE STORY OF

Parsley Cottage

Blakeney, Norfolk

SOWERBYS

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THE STORY OF

Parsley Cottage

High Street, Blakeney,
Holt, NR25 7NA

Immaculate Cottage

Luxurious Interiors

Two Spacious Bedrooms

Pretty, Private Garden

Quintessential Coastal Living

Idyllic High Street Location

Short Stroll from Pubs, Shops and Quayside

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“Everything that one could hope for from a coastal cottage.”

Nestled within a charming loke within Blakeney High Street, this quintessential two bedroom cottage boasts immaculate interiors, a wealth of character inside and out, and of course an idyllic location in the heart of one of the north Norfolk coastline’s most attractive and sought-after locations, just a stone’s throw from the Quayside.

Having enjoyed an expert renovation throughout its current ownership, this well-balanced cottage enjoys intelligent use of space alongside impressive, yet charming, accommodation.

The front door leads straight to the traditional shaker kitchen, topped with solid granite and housing a full suite of integrated appliances. The sweet dining area makes excellent use of a window seat with ample room for four around the table.

The welcoming sitting room next door is every bit as embracing as one would expect from a characterful coastal cottage; exposed timbers, a wood-burning stove and solid wood flooring make for an idyllic space to share memories with friends and family, or simply enjoy a good book.



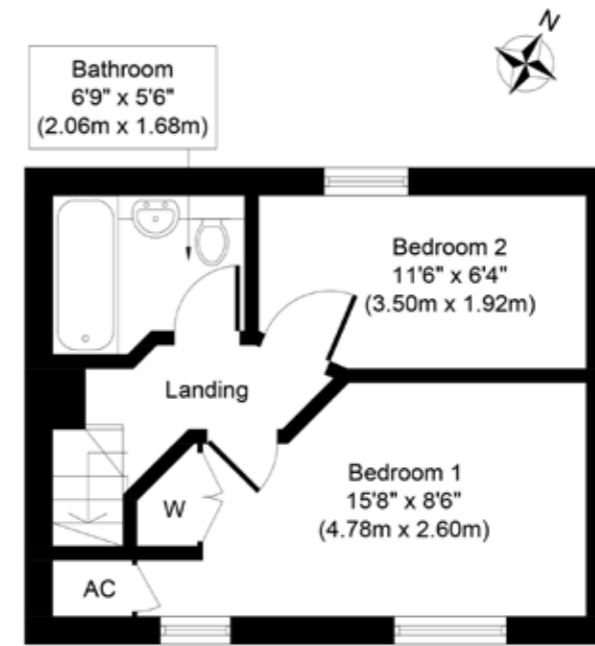


The first floor is home to two equally characterful bedrooms. The impressive principal bedroom comfortably houses a king-size bed alongside a wealth of other large furniture and even built-in storage. The delightful second bedroom features some fun, bespoke made, three ft. wide built-in bunkbeds, once again making the very best of the space available at Parsley Cottage with more space available in this room for storage and other furnishings.

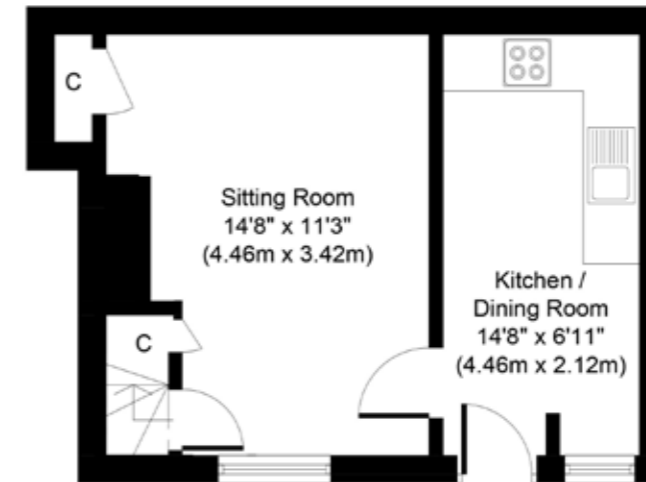
Both bedrooms are well-served by the stylish central family bathroom, complete with hardwood cabinetry and even a waterproof television built into the foot of the bath.



Outside, just on the other side of the loke, is the pretty and enclosed courtyard garden. This area is perfect for relaxing in the sun, enjoying BBQs and 'al-fresco' dining.



First Floor
Approximate Floor Area
277 Sq. ft.
(25.7 Sq. m.)



Ground Floor
Approximate Floor Area
283 Sq. ft.
(26.3 Sq. m.)

This is a simplified room layout plan.
The slightly irregular shape of some rooms has not been precisely replicated

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.



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 Sowerbys



Blakeney

“Anyone lucky enough to spend some time in Blakeney will find themselves immersed in a pleasant pace of life and can't help but find some inner peace.”

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SERVICES CONNECTED

Mains water and electricity. Private drainage. Electric Heating.

COUNCIL TAX

The property is currently unbanded due to being used as a holiday let.

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.

AGENT'S NOTE

Some external photos have been supplied by the vendor and were taken during Spring.

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.

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