



THE STORY OF

Mead Barn

Blakeney, Norfolk

SOWERBYS



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Mead Barn

69 New Road, Blakeney, Norfolk
NR25 7PA

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An Impressively Renovated 1800s Property
Certain to Leave You in Awe

Perfectly Located Within Blakeney,
Moments from the Village's High Street

Interior Designed Home and
Professionally Designed Garden

Immaculately Presented

Versatile Layout

Miele Appliances

Four Bedrooms and Three Bathrooms

Beautifully Landscaped Garden

Parking for a Handful of Cars

Single Garage

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“We love the combination of the barn’s original flint walls and beams and having the luxuries of a modern home.”

Perfectly located from Blakeney’s high street, this beautifully presented home holds a superb position to access Blakeney’s eclectic independent shops, cafes and highly reputable eateries within short walking distance.

Blakeney is arguably one of Norfolk’s finest, most popular coastal villages thanks to its unrivalled beauty, access to Norfolk’s coastal path and its relationship with the River Glaven which allows the well-known seal trips to visit Blakeney Point.





Mead Barn has been exceptionally renovated and remodelled by the current owners, who have used their meticulous eye for detail and created an incredibly user-friendly, adaptable layout which is sure to satisfy any living dynamic required.

With raised ceiling heights enhancing the natural brightness of Mead Barn, beautifully made barn doors cleverly maximise space thanks to their sliding nature, and the exposed flint walls alongside wooden beams, offer a wonderful contrast of warm tones, this all creates an immaculately presented home.

Our clients have loved the barn's large entertaining spaces, with doors leading out to the garden making this an ideal home for socialising and having barbecues with friends. Brew a morning coffee in the open-plan kitchen, with Miele appliances, relax in the dining room, and conclude your day with evening drinks around the fire pit.





The principal bedroom upstairs enjoys the benefit of an en-suite, whilst the remaining two bedrooms share the family bathroom. The fourth en-suite bedroom is found on the ground floor, meaning that there's great versatility in the home, especially ideal should mobility be an issue for any member of the family or staying guests.

The quality of finish and craftsmanship extends throughout the entire property, a clear thought-process evident in the placing of bathrooms and allowing enough space within bedrooms.

Creating a perfect home, with a good balance between areas, is a very delicate balancing act, an element not many property enthusiasts can achieve, but the outcome of Mead Barn's layout has been completed impeccably well, arguably leaving little to be desired.







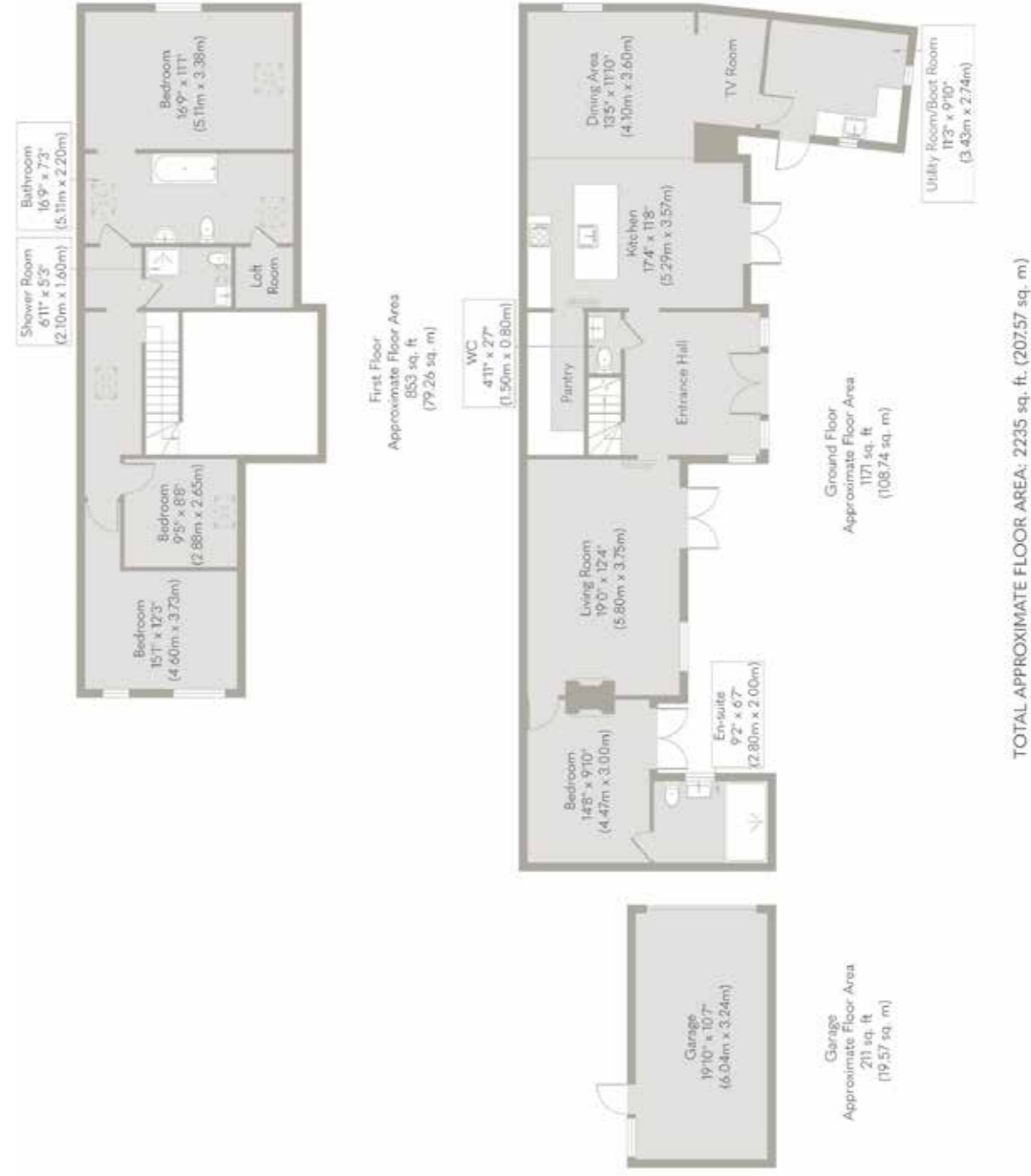
The modern and sunny garden has been much-loved by our vendors, and with the landscaping of this phenomenal garden you can see why.

With a focus on low-maintenance aspects, this courtyard garden has been expertly designed and accommodates those peaceful times spent outside terrifically well, perfectly lending itself to hosting friends and family.

The water feature which runs parallel with the length of Mead Barn has created a soothing sound loved by our clients, with them also enjoying the wisteria to the front which helps create a scene of serenity, especially with the garden's west-facing orientation.



“We love the modern and sunny garden with the sound of water from the rill and the old wisteria which covers the front of the house.”



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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SOWERBYS — a new home is just the beginning



ALL THE REASONS

Blakeney

IN NORFOLK
IS THE PLACE TO CALL HOME



Heatherdale is nestled just off the coast road in Blakeney. A prime coastal position, this exceptional

location provides the perfect base to enjoy the wonderful environment and habitat that this unique coastal area has to offer. Big skies, rugged coastal walks and Blakeney's eclectic and vibrant high street are just a short stroll away along with a fine selection of pubs, restaurants and - of course - Blakeney's historic Quay.

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



“Being in Blakeney, we can enjoy the coastal walks and many places to eat and drink.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0350-2931-0340-2104-8635

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

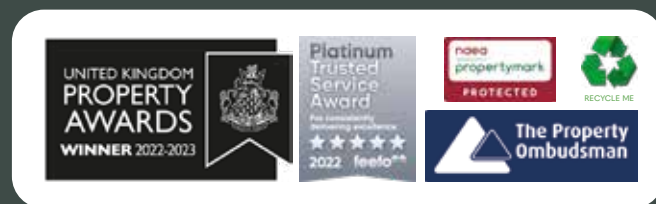
Freehold.

LOCATION

What3words: ///mealtime.goat.dividing

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SOWERBYS



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