



THE STORY OF

Coronation Cottage

Blakeney, Norfolk

SOWERBYS

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Coronation Cottage

High Street, Blakeney
Norfolk, PE34 3HL

Prime Blakeney Residence

Double-Fronted Georgian Facade

Four Bedrooms

Two Formal Reception Rooms

Quality In-Frame Kitchen

Generous Walled Gardens

Self-Contained Garden Studio/Annexe

Off-Street Parking and Garage

Excellent Holiday Let Pedigree

Short Walk to Blakeney Quay

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“A beautifully sympathetic modernisation...”

Coronation Cottage is a handsome, double-fronted Georgian ‘Merchant’s House’, located in the heart of Blakeney Village. Just a short stroll from the Quay and picturesque coastline, this distinguished residence offers a unique blend of historic charm and modern luxury.

Showcasing four bedrooms in the main cottage, and a self-contained garden studio, the whole property is very well-maintained and decorated in light colours. The cottage also offers an enchanting, fully enclosed private garden, as well as off-street parking at the front of the house and a garage.

On the ground floor there is a good-sized dining room that will comfortably

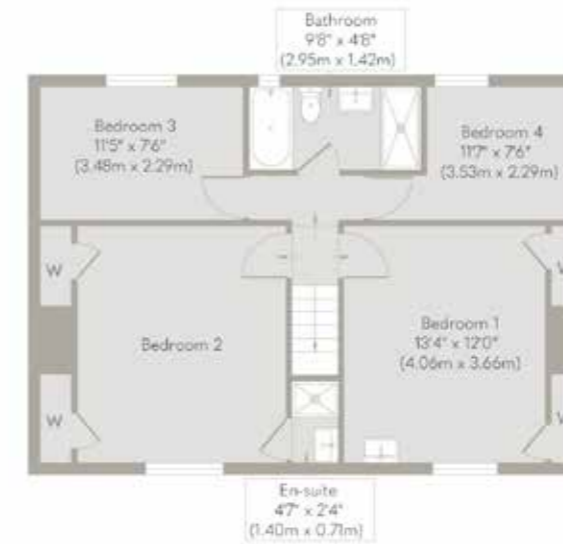
entertain eight guests, and a spacious sitting room that stretches the full length of the house. Both the dining room and sitting room have wooden floors and characterful wood-burners in addition to the ‘Nest’ controlled oil-fired central heating for the cosy winter evenings.

A quality in-frame shaker-style kitchen looks out to gorgeous views of the garden, and is a lovely sociable space located between the sitting room and dining room. A spacious utility room supports the kitchen and provides versatile and practical space along with access to the garage. Leading off the utility, there is a well-appointed ground floor bathroom featuring a corner bath, a free-standing shower and twin-sinks.



On the first floor the two largest bedrooms are located at the front of the property. The principal bedroom has its own wet room, and the second bedroom has its own basin and mirror. There are two further bedrooms at the rear of the house looking out over the walled gardens which share the upstairs bath and shower room.

“The views across the pretty garden are lovely.”



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.

The rear garden is a really special feature. It is very rare to have a large, enclosed garden in the centre of Blakeney Village with so much space and privacy. Both the kitchen and utility area have doors leading onto a paved sun terrace, creating a very inviting space for indoor-outdoor living and entertaining. The lawn is bordered by colourful shrub and flowers and enclosed by characterful brick and flint walls.

A brick and flint garden room/studio provides a large, self-contained entertainment space. However, with its own shower room and electric heating, the garden room has plenty of potential for other uses.

To the front of the cottage is a courtyard garden area, off-street parking and access to the garage.





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. Folks Coffee and Co café is a great stop for a caffeine hit, but if you are looking for a place to eat, head to The White Horse or The Blakeney Hotel, known as iconic spots. Additionally, 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



“We have loved being just moments away from the quay.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity drainage and broadband. Oil central 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

What3words: ///fancied.pigs.investors

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