



THE STORY OF

39 Morston Road

Blakeney, Norfolk

SOWERBYS



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39 Morston Road

Blakeney, Norfolk
NR25 7BD

Five Bedrooms with En-Suites

Over 2800 Sq. Ft. of Accommodation

Prime Coastal Position

Modern and Stylish Interior

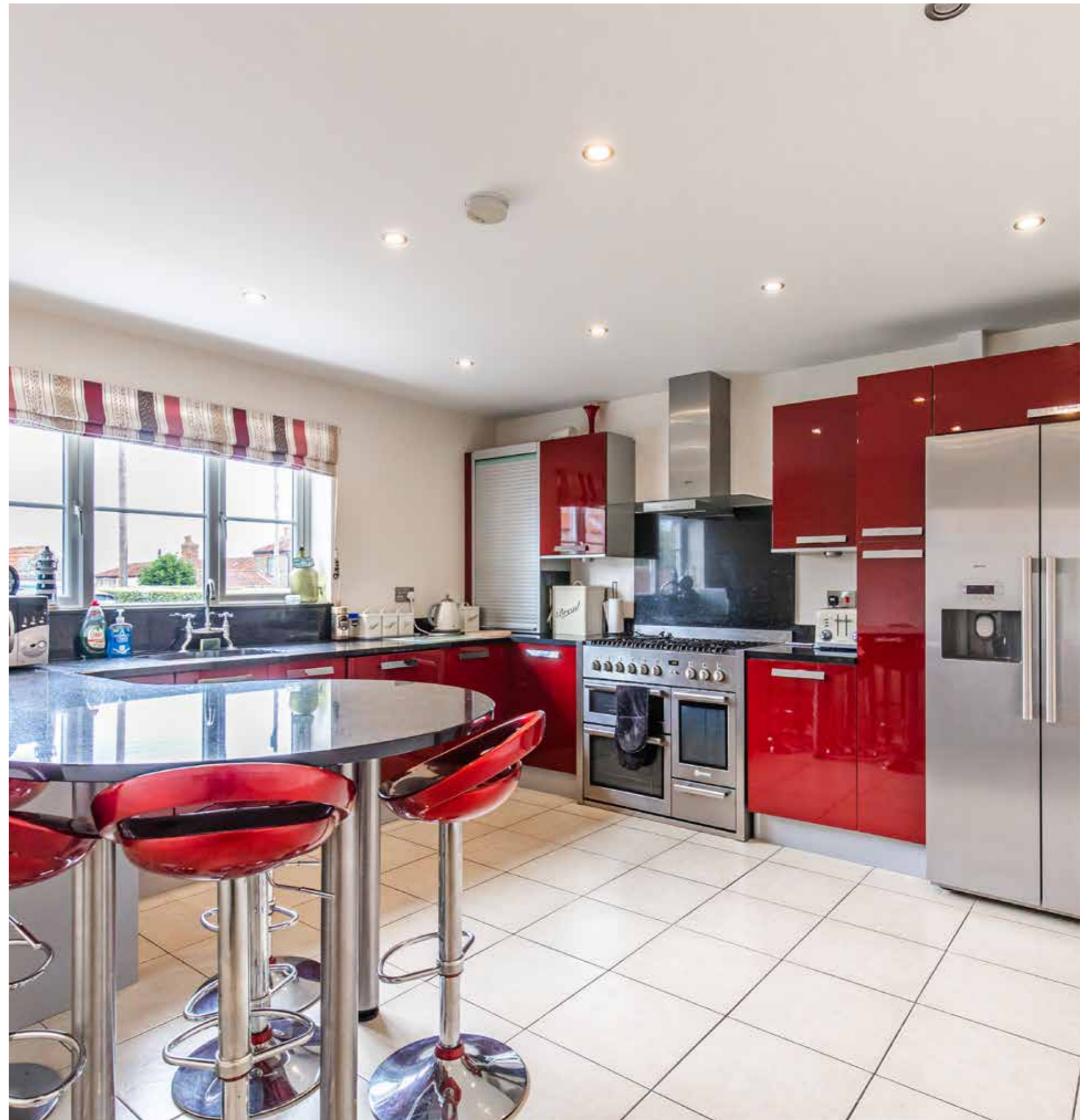
Sea Glimpses

Over One Third Acre Plot (STMS)

Detached Outbuilding

Extensive Gated Parking and Storage

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39 Morston Road is a modern home set on over one third of an acre plot (STMS) with five suite bedrooms and commanding a prime coastal position in the heart of Blakeney.

Built by the present owners to an individual design and specification, this fine coastal home boasts stylish interiors, modern comforts and efficiency along with well-proportioned and highly versatile rooms.

Extending to over 2800 sq. ft. across two floors, the accommodation is bright, light and deceptively spacious.

The intricate brick and flint façade conceals a sprawling home with an abundance of living space and bedrooms and bathrooms to easily cater for ten people.

The ground floor features a modern fitted kitchen, dining room and a sumptuous 25' formal sitting room with Oak floors and a wood-burning stove. Off the dining room, a substantial garden room extends the living space further and creates a seamless connection to the South-facing gardens and sun terrace. A double bedroom on the ground floor provides accessibility and features an en suite shower room.

The ground floor is completed by a spacious central hall, guest WC and utility room.

The first floor features a sumptuous principal bedroom with en-suite shower room and three further double bedrooms each with en-suite facilities and some distant sea views.

The house is located on the Morston Road, commonly referred to as the 'Coast Road', a great spot for embracing the coastal lifestyle that north Norfolk has to offer.

The gardens to front and back extend to just over 0.3 acre (STMS) and are neatly landscaped throughout. The front garden is deep and provides shelter and privacy from the road. A long driveway leads to a front hardstanding and turning area. On the East elevation, the double gates open onto the rear garden and the driveway continues to a rear hard-standing area and a detached brick-built outbuilding. This area is secure and ideal for boat storage.

The rear garden enjoys a sunny Southerly aspect, and an expansive paved sun terrace flanks the rear of the house to provide the perfect space for entertaining.



This fine coastal home boasts stylish interiors, modern comfort and efficiency.





First Floor
Approximate Floor Area
1,141 sq. ft
(105.98 sq. m)



Outbuilding

Ground Floor
Approximate Floor Area
1,669 sq. ft
(155.08 sq. m)

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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Blakeney

A COASTAL GEM
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, this is a picture perfect location.

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 spot seals bobbing on the waters.

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.

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, Blakeney truly is a place to discover your next Norfolk home.



Note from Sowerbys



“An expansive paved sun terrace flanks the rear of the house to provide the perfect space for entertaining.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

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: ///ruin.whizzing.renovated

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SOWERBYS

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