



THE STORY OF

# The Freshes

*Blakeney, Norfolk*

SOWERBYS

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# The Freshes

Pintail Drive, Blakeney,  
NR25 7DF

Prime Coastal Location

Sea Views and Glimpses of Blakeney Point

Four Bedroom Detached Residence

Bold Corner Plot

Excellent Potential for Enhancement

Extensive Garaging

Established Garden

In the Heart of Blakeney

Walking Distance to Blakeney Quay and Coast

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“We have friendly neighbours, quiet surroundings and a wonderful community.”

Spacious accommodation, extensive garaging and a prime coastal position in Blakeney come together to make this property a real gem.

‘The Freshes’ takes its name from the grassy headland located between Blakeney Quay and Blakeney Point, which can be seen from the property.

Built in the 1970s, to an individual design and set on a bold corner plot, this spacious detached residence has been under the same family ownership for almost thirty years. Chosen for its proximity to the north Norfolk coast and located in a ‘Designated Area of

Outstanding Natural Beauty’ this well-placed home is perfectly located to embrace the areas fascinating landscape and environment.

Set over two floors and extending to around 2,400 sq. ft., the accommodation is sizeable and highly versatile, whilst offering excellent potential for enhancement.

Whilst it would be fair to say the property would now benefit from a degree of renovation, it presents a wonderful opportunity to personalise and adapt a coastal home in arguably one of north Norfolk’s most prized locations.



A sheltered front porch leads to a central hall with a guest WC and ground floor bathroom. A spacious sitting room features a large picture window and open fireplace. Off the sitting room is a dining room, which leads through to a kitchen/breakfast room. There is also an always useful utility room. The ground floor is completed by a flexible and spacious dual aspect room, which currently serves as a fourth bedroom.

The first floor accommodation offers glimpses of the coastline with Blakeney Point in the distance. There are three bedrooms, one of which is a double, and a family bathroom. The landing provides generous storage space and there is access to sizeable loft areas that could potentially offer room for expansion.





Attached to the house is extensive garaging that spans around 470 sq. ft. and provides excellent storage and further potential.

The land extends to around 0.16 acre (STMS). Predominantly laid to lawn, the gardens provide a delightful environment for the house to enjoy with a selection of fruit trees and hedgerow boundaries.

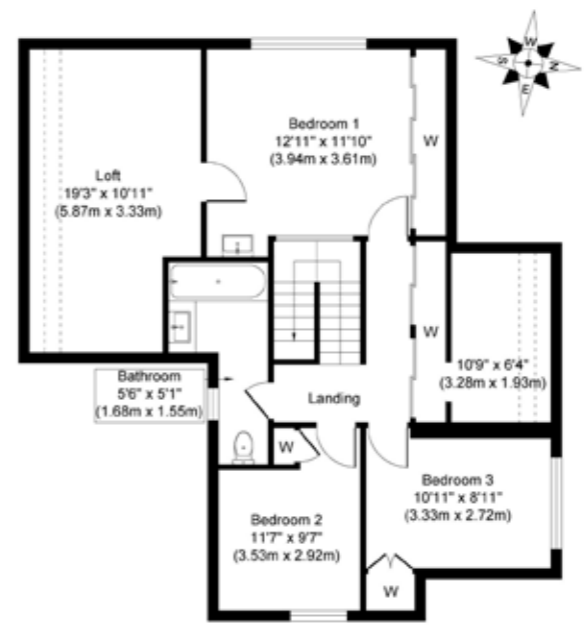
On two sides there are paved terraces, and a private driveway provides ample off road parking options and access to the garaging.

Located on Pintail Drive, a quiet and discreet residential enclave just off the Coast Road 'The Freshes' is perfectly placed to embrace the wonderful coastal life that Blakeney is so famous for.

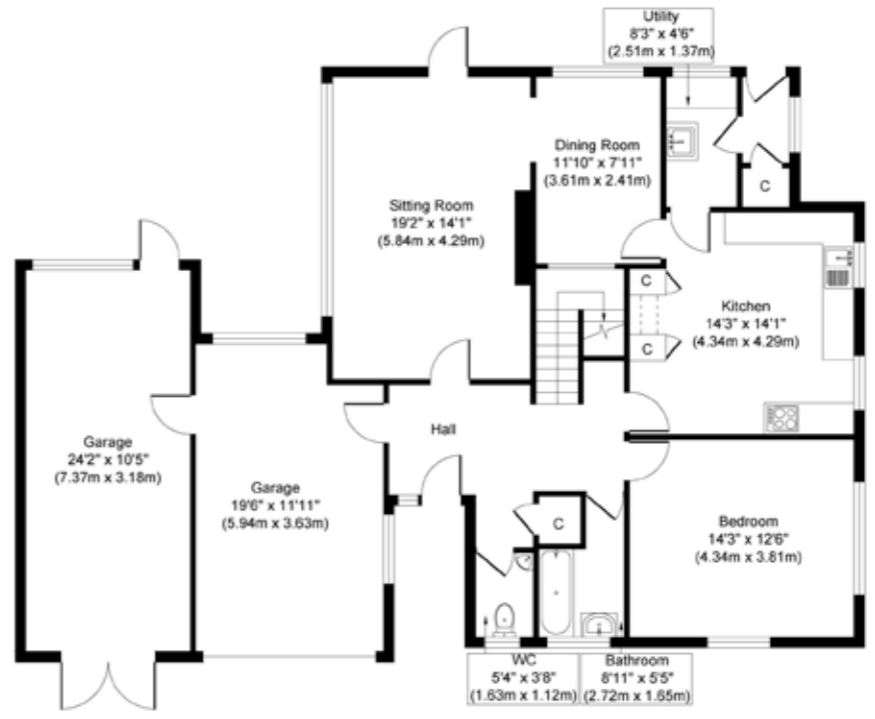




“The Freshes is perfectly placed to embrace the wonderful coastal life that Blakeney is so famous for.”



**First Floor**  
 Approximate Floor Area  
 872 sq. ft  
 (81.02 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 1517 sq. ft  
 (140.94 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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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

“...a wonderful opportunity to personalise and adapt a coastal home in arguably one of north Norfolk's most prized locations.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

E. Ref:- 0340-2935-5280-2527-3921

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: ///chapters.plunge.gobbling

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