



THE STORY OF

Shinroc-Beth

Blakeney, Norfolk

SOWERBYS



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Shinroc-Beth

Back Lane, Blakeney
Norfolk, NR25 7NP

Detached Three Bedroom Residence

Established Grounds of Around
0.2 Acres (STMS)

Extensive Potential and Rare Opportunity

Exclusive Coastal Location in Blakeney

First Time to Open Market in Several Decades

No Chain

Discreet and Private Setting

Short Walk to Quay and Coastline

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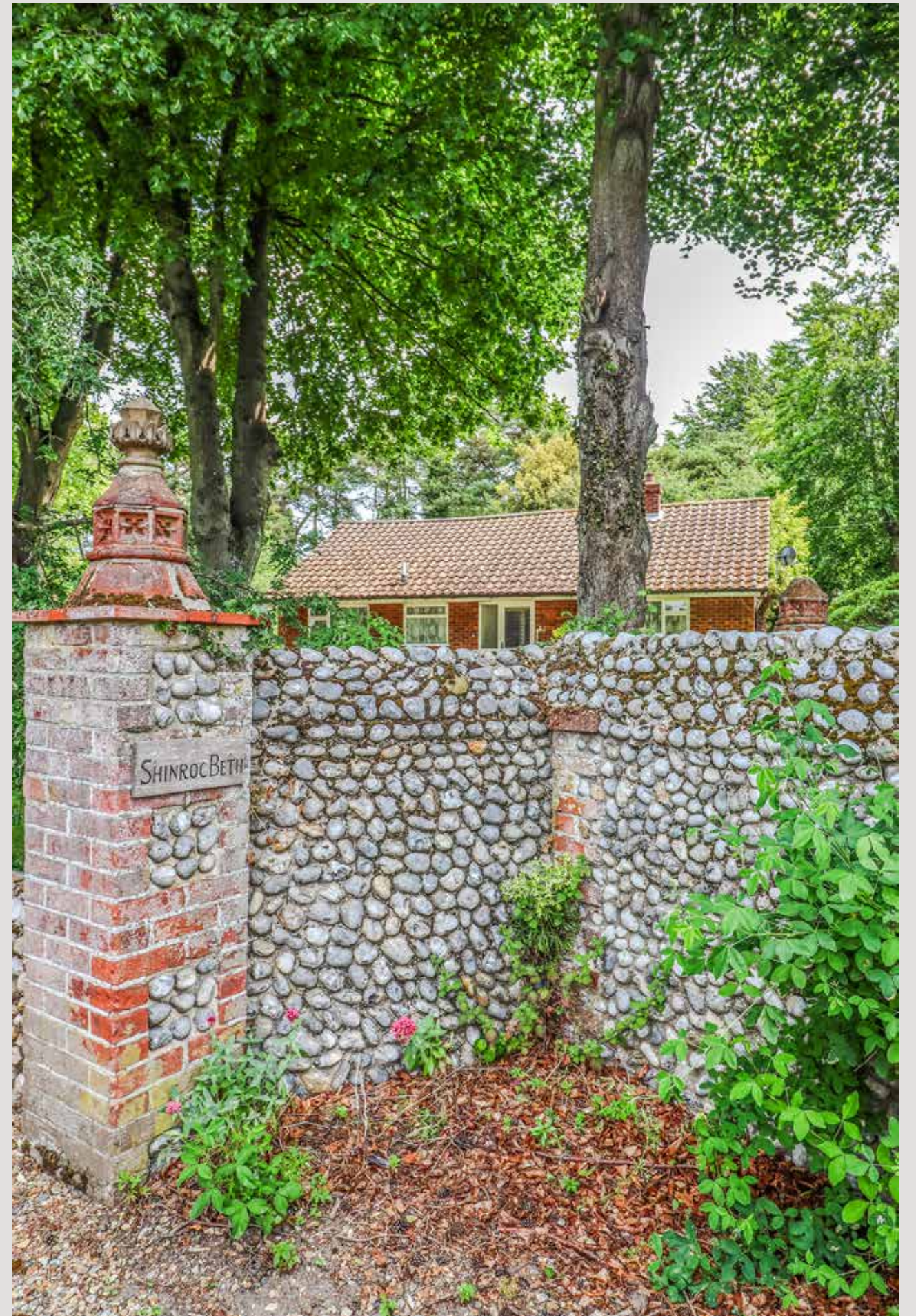
Situated on the highly sought-after Back Lane, this detached residence occupies a glorious and established plot of approximately 0.2 acre (STMS). Offering significant potential for enhancement, this property presents an exceptional opportunity to create your dream home in one of North Norfolk's most desirable coastal villages.

A bright and airy space, the sitting room enjoys stunning views over the beautifully maintained gardens, perfect for relaxing or entertaining. This spacious area also includes a dining area and a practical kitchen and dining area, with scope for updating to create a modern, open-plan flow throughout. Additionally, there are two generously sized bedrooms on the ground floor, providing comfortable accommodation with garden views and a family bathroom is conveniently located to serve, with potential for reconfiguration or upgrading.

On the first floor, a versatile bedroom with plenty of natural light offers a range of possibilities for use. With imagination, this area could be transformed into a stunning master suite, an additional bedroom, or a home office.

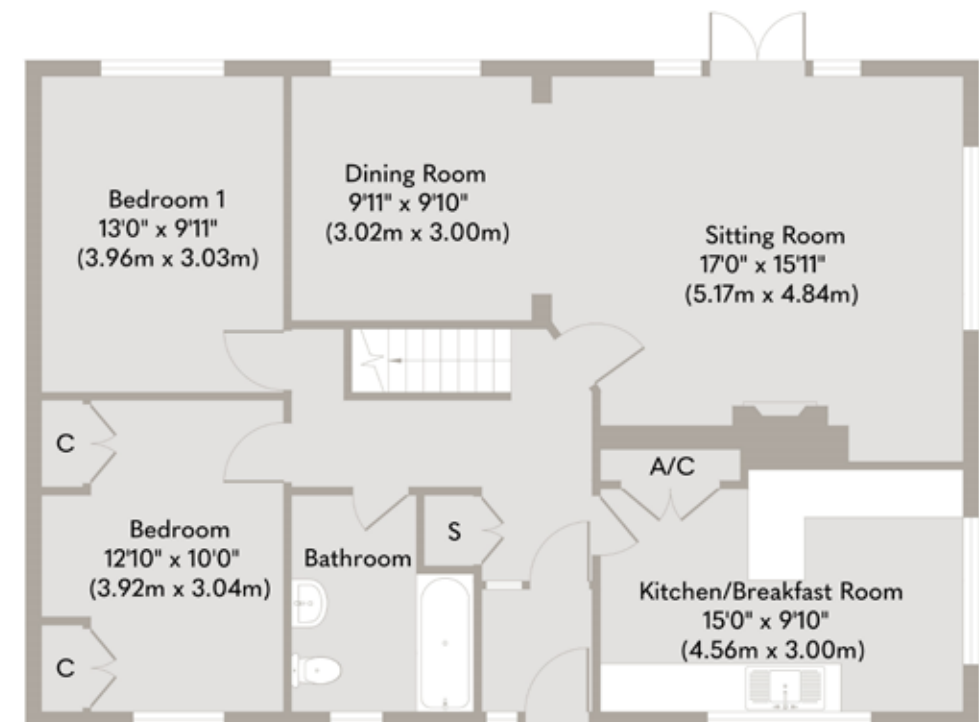
The property is set within magnificent gardens spanning approximately 0.2 acres (STMS). Established and well-maintained, the grounds offer a peaceful retreat, with plenty of space for outdoor living, entertaining, or further landscaping.

The property provides an exciting opportunity for those wishing to modernize and extend or alternatively seek to replace the property with a new dwelling or scheme (STPP), taking full advantage of its fantastic location and expansive plot.





First Floor
Approximate Floor Area
283 sq. ft
(26.31 sq. m)



Ground Floor
Approximate Floor Area
995 sq. ft
(92.40 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.



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 3500-2668-0922-6498-3953

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: ///smiles.fewest.clocking

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SOWERBYS

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