



THE STORY OF

The Roost

Blakeney, Norfolk

SOWERBYS



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The Roost

Back Lane, Blakeney, Norfolk
NR25 7NP

Individual Coastal Residence

Four Bedrooms and Four Bath/Shower Rooms

Wonderful Living Spaces

Ground Floor Bedroom Suites

Exquisitely Styled and Maintained Throughout

Discreet Landscaped Gardens

Plenty of Private Parking

Perfect Turnkey Solution

Highly Successful Holiday Let Pedigree

Short Walk to Blakeney Quay

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Nestled in a stunning coastal setting, The Roost immediately welcomes you with its charming, covered veranda, setting the tone for this unique and appealing coastal home. Step inside the bright and airy entrance hall, where a world of comfort and style awaits. From here, the ground floor unfolds into exquisitely designed living spaces, with a staircase leading to the first-floor sanctuary.

Designed for togetherness and relaxation, the open-plan family room is the crown jewel of The Roost. This expansive space seamlessly blends kitchen, dining, and sitting areas to create a true haven for social gatherings. The sleek, white fitted kitchen, complemented by warm wooden work surfaces, is equipped to the highest standards, whilst a separate utility room keeps the practical necessities hidden away.

Flowing effortlessly into the dining area, the high, vaulted ceilings and two sets of bi-fold doors create a striking sense of openness. On warm summer days, throw open the doors and let the outside in - where the covered rear terrace becomes a natural extension of the space. A cosy sitting area, perfectly sheltered, invites you to unwind in sheer comfort and privacy.

With a refined eye for detail, the separate sitting room offers an intimate retreat, decorated in serene coastal tones that enhance relaxation. A wood-burning stove creates the perfect ambiance for cosy evenings. Sunlight floods in through the grand bay window and elegant french doors.



...a wonderfully relaxing place to unwind, with access, on foot, to the coastal path and village amenities.





Two beautifully appointed ground-floor bedrooms enjoy easy accessibility and immense versatility. The front bedroom boasts an en-suite shower room, whilst the rear bedroom offers a luxurious en-suite bathroom. French doors in each room bathe the interiors in natural light, enhancing the soft blues, taupes, and aquas of the tranquil coastal decor.

Ascending the staircase leads to two additional exquisitely designed bedrooms. To the left, a spacious king-size bedroom awaits, complete with an en-suite bathroom tucked under the eaves, and to the right, a charming twin/double bedroom nestles under the eaves, illuminated by two large Velux windows. Adjacent to this room, the fourth bathroom continues the theme of effortless elegance and comfort.

Beyond the stunning interiors, The Roost offers a private, fully enclosed garden - a true outdoor sanctuary. The covered terrace invites you to indulge in alfresco meals while basking in the fresh coastal air. A lush lawn, framed by mature trees and shrubs, provides both sun-drenched and shaded spots to suit every preference. To the rear, separate gravelled sitting areas create peaceful nooks, while the expansive front veranda - reminiscent of the Eastern Seaboard - offers the perfect perch to savour the tranquillity of this exceptional home.

At The Roost every detail has been carefully curated. Our clients have loved the secluded and almost hidden location, behind other houses facing Back Lane, with this home providing the perfect blend of comfort, style, and coastal charm. Whether you're seeking a restful second home or a luxurious main residence that commands a prime coastal position, this stunning property delivers in every way.



...we've most enjoyed the peaceful location of the house.





First Floor
Approximate Floor Area
625 sq. ft
(58.06 sq. m)



Ground Floor
Approximate Floor Area
1,568 sq. ft
(145.67 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.

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



Note from the Vendor



Sunset at Blakeney Harbour

“The North Norfolk coast is a beautiful, unspoilt haven for wildlife and people!”



SERVICES CONNECTED

Mains, electricity, water, and drainage. LPG fired 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: ///waltzed.skimmers.mentions

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SOWERBYS

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for the homeless

 **mind**
Norfolk and
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Air Ambulance**

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