



THE STORY OF

# Grey Tiles

*Blakeney, Norfolk*

SOWERBYS





THE STORY OF

# Grey Tiles

43 Morston Road, Blakeney, Norfolk  
NR25 7BE

Perfectly Located within Blakeney

Fast Access to Blakeney's High Street and Quay

Potential Development Opportunity (STPP)

Two Bedrooms

South-Facing Rear Garden

Plenty of Parking Space

**SOWERBYS HOLT OFFICE**

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)



“...just a stone's throw from Blakeney's  
bustling High Street.”

Morston Road enjoys a prime location just a stone's throw from Blakeney's bustling High Street, putting you a mere few minutes' stroll away from an array of charming independent shops, acclaimed dining spots, and the heart of Blakeney's famous seal trips: the quay, conveniently situated on the Norfolk Coastal Path.

Introducing Grey Tiles, a delightful

two bedroom, one bathroom detached bungalow awaiting your personal touch. Whilst it could be enhanced with some modernisation, it has been impeccably maintained, ensuring a solid foundation for your vision. The sitting room is thoughtfully positioned adjacent to the kitchen and utility room, offering a seamless pathway to exploring an open-plan layout if desired, and subject to any relevant consents.









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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)



Outside, the frontage is mainly laid to lawn with a gravel driveway. The rear garden is accessible through double doors from the sitting room, allowing a beautiful blend between the south-facing garden, providing ample space for relaxation and potential expansion to suit your family's needs.

Additional amenities include a single garage and parking space for two or three cars comfortably. The rear area features a blend of patio and greenery, offering a harmonious balance of outdoor space.

Set amid picturesque surroundings, Grey Tiles presents an enticing prospect for your dream home. With its serene ambiance and scope for development, this bungalow promises limitless opportunities to craft a sanctuary tailored to your family's lifestyle.







# Blakeney

ALL THE REASONS  
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 Sowerbys



Norfolk Coastal Path, at Blakeney

“Blakeney is beautifully situated on the coastal path, ensuring wonderful walks in either direction.”

SOWERBYS



## SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

E. Ref:- 8834-0228-3400-0940-1272

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: ///paint.unlimited.seagull

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales,  
company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL