



GONE TO THE BEACH

SIMON LIKES
A MUG OF STRONG TEA
MUFFINS & MARMALADE
MILDLY SANDWICHES
ANY KIND OF STROUD CHEESE
WEATHERS ALL THE TIMES
HP SAUCE
WATCHING THE TIGER
ALL JIMMY SWAGARTHS
WALKING THE DOGS
BLAKENEY KNOWING
WAXED BEANS FOR BREAKFAST
GOLDEN RETRIEVERS
A GOOD MARCHIONTE FOR SETTING
ON SANDHILL ISLAND
BEING THE BURGESS & TOTTENHAM
MONTY PYTHON
A MUG OF STRONG TEA
HAPPY DAY
BEING WITH US A

ANGELA LIKES
LONG WALKS
MONTY PYTHON
A MUG OF STRONG TEA
HAPPY DAY
BEING WITH US A

THE STORY OF

119 High Street

Blakeney, Norfolk

SOWERBYS



THE STORY OF

119 High Street

Blakeney, Holt, Norfolk
NR25 7NU

Prime Coastal Village Position

Three Charming Bedrooms

Three Receptions

Delightful Garden Room

A Wealth of Retained Character

Walled Courtyard Garden

Located on Blakeney's Historic High Street

Excellent Holiday Let Potential

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A quintessential Norfolk retreat of brick and flint, this character cottage is nestled in the heart of the highly popular coastal village of Blakeney. This charming three-bedroom property offers a rare opportunity to own a slice of Norfolk's heritage. Situated on its picturesque high street, it boasts a wealth of character features, blending timeless elegance with comfortable, modern living – whilst also offered with no onward chain.

Beyond the brick and flint walled courtyard, the cottage welcomes you with its enchanting façade and a half-glazed front door with a side panel, allowing natural light to flood the entrance. The flint-walled hallway, adorned with pamment tiling and a stylish radiator, sets the tone for the character-rich interiors.

The dining room offers a lovely blend of tradition and warmth, featuring a sash window overlooking the high street, wall panelling, and recessed shelving. The staircase with under-stairs cupboard adds practicality, while wall light points create a soft and inviting ambience – perfect for hosting intimate dinners.

At the heart of the home, the sitting room boasts two front-aspect windows, allowing in plenty of natural light. A pine fire surround frames the new log burner, set against natural brick and pamment tiling, creating a cosy focal point for relaxed evenings.

The snug offers a charming retreat with a window to the front and a door leading to the high street. Built-in cupboards, shelving, and original features evoke the cottage's historic charm, while the double latch-door cupboard provides convenient storage.

The kitchen is designed for both practicality and rustic charm, with ample space for appliances, including a cooker, fridge, and a dishwasher, while the stainless-steel sink sits beneath a rear-facing window with lovely garden views.



The garden room, of half-brick, flint, and timber construction, brings the outdoors in. Double French doors open onto the patio – the perfect spot for morning coffee or summer entertaining. A courtesy door also provides access to the side of the property.

Upstairs, the first-floor landing offers access to a generous airing cupboard. The principal bedroom features a charming chimney breast with decorative open fireplace. Two further bedrooms offer character and space for family or guests.



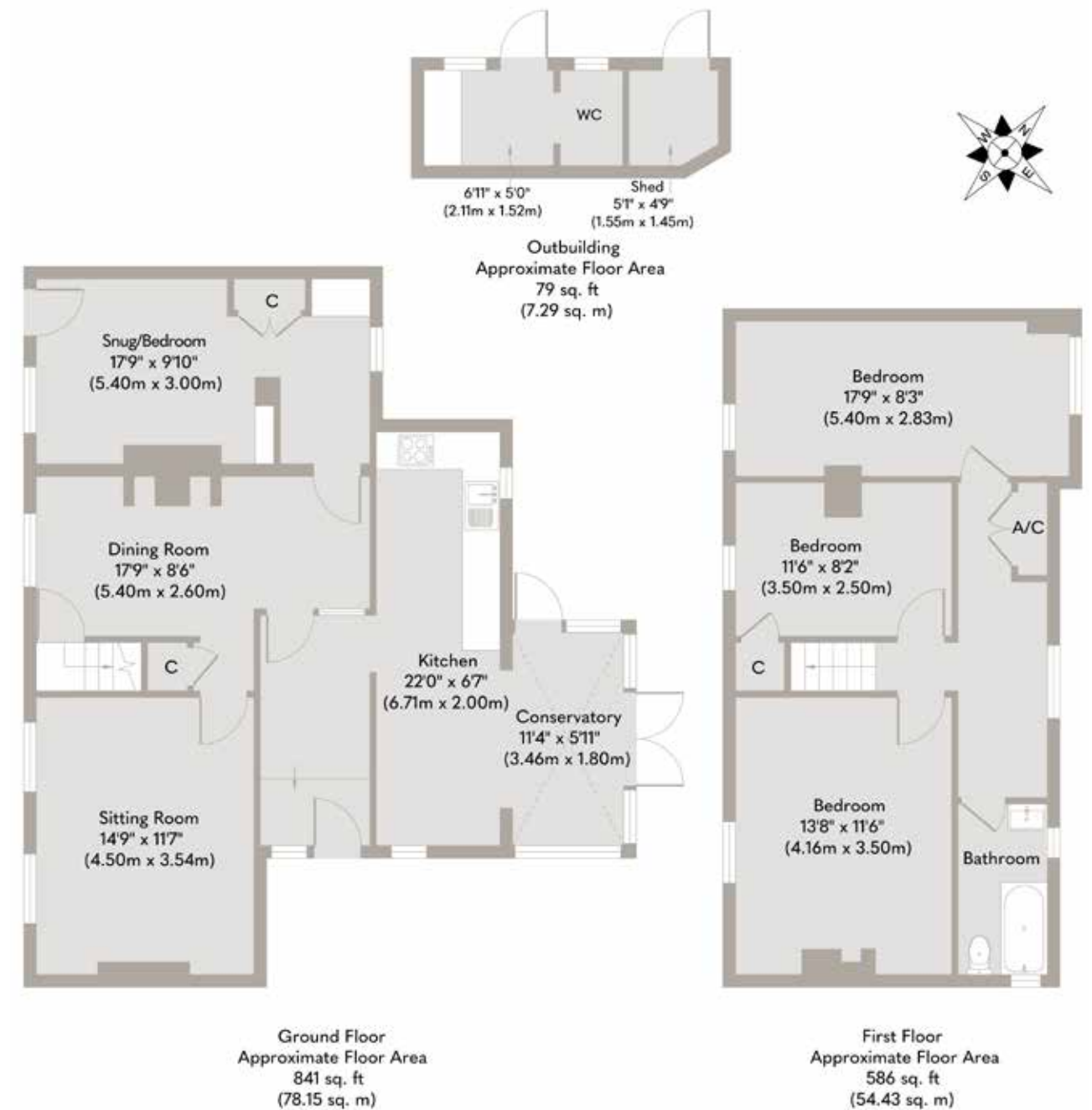
A family bathroom includes a low-level WC, basin with storage, and panelled bath with hand-held shower. Obscure windows maintain privacy whilst allowing in natural light.



The rear garden is a private oasis, enclosed by a brick and flint wall, with a patio ideal for al-fresco dining, mature shrubs, a deep outbuilding - currently used as a utility room, and an additional shed.

Blending period charm with modern comforts, this home is ideally placed for enjoying Blakeney's quayside, boutiques, and cafés – a perfect full-time home, weekend getaway, or holiday let.





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 Sowerbys



“The rear garden is a private oasis - perfect for al-fresco dining and enjoying the sun.”



SERVICES CONNECTED

Mains water, electricity, and drainage. Electric heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///firework.trend.oils

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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