



SALT MARSH

BLAKENEY • NORFOLK



LOVINGLY MADE LUXURY

Saltmarsh serenity

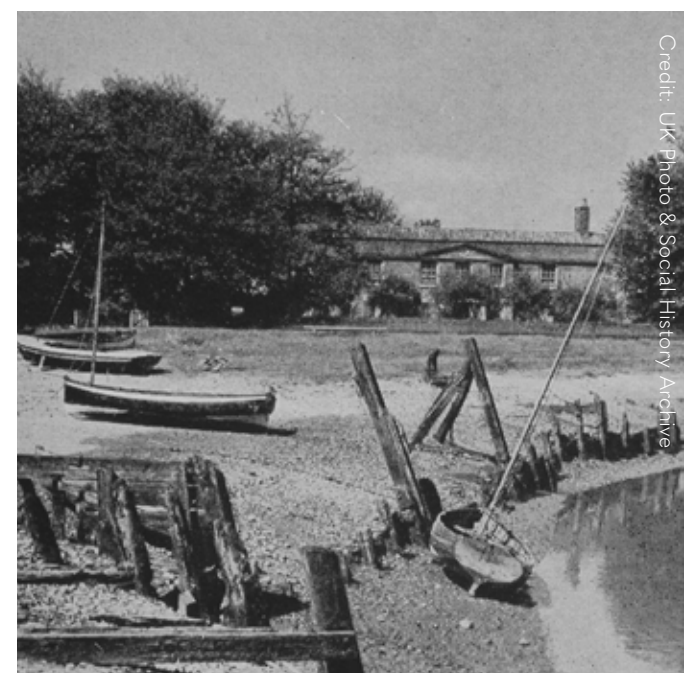
RENOWNED FOR ITS STUNNING SALT MARSHES, BLAKENEY HAS A TAPESTRY OF INTERTIDAL GRASSLANDS WHICH STRETCH ALONG THE NORTH NORFOLK COAST.

THESE MARSHES ARE A VITAL ECOSYSTEM, TEEMING WITH LIFE AND CHANGING DRAMATICALLY WITH THE TIDES. DURING HIGH TIDE, THE MARSHES BECOME A SHIMMERING EXPANSE OF WATER, WHILE LOW TIDE REVEALS A PATCHWORK OF CREEKS AND LUSH VEGETATION.



Beautiful Blakeney

NESTLED ON THE NORFOLK COAST, BLAKENEY IS A PICTURESQUE SPOT WITHIN AN AREA OF OUTSTANDING NATURAL BEAUTY. ONCE A BUSTLING MEDIEVAL PORT WITH HISTORICAL LANDMARKS LIKE THE GUILDHALL AND CHURCH OF ST NICHOLAS, BLAKENEY'S TRADING PAST THRIVED UNTIL THE MID-19TH CENTURY. NOW, BLAKENEY POINT'S NATURE RESERVE, MANAGED BY THE NATIONAL TRUST, ATTRACTS NUMEROUS NESTING AND MIGRATORY BIRDS, CREATING A HAVEN FOR BIRD WATCHERS. THE VILLAGE OFFERS CHARMING SOCIAL SPOTS LIKE 'GREY SEAL COFFEE,' 'THE WHITE HORSE,' AND 'THE BLAKENEY HOTEL,' AND IS KNOWN FOR FORAGING SAMPHIRE, CATCHING CRABS, AND SPOTTING SEALS. BRIMMING WITH CHARACTER, HERE IS AN IDEAL PLACE TO DISCOVER YOUR NEXT NORFOLK HOME.

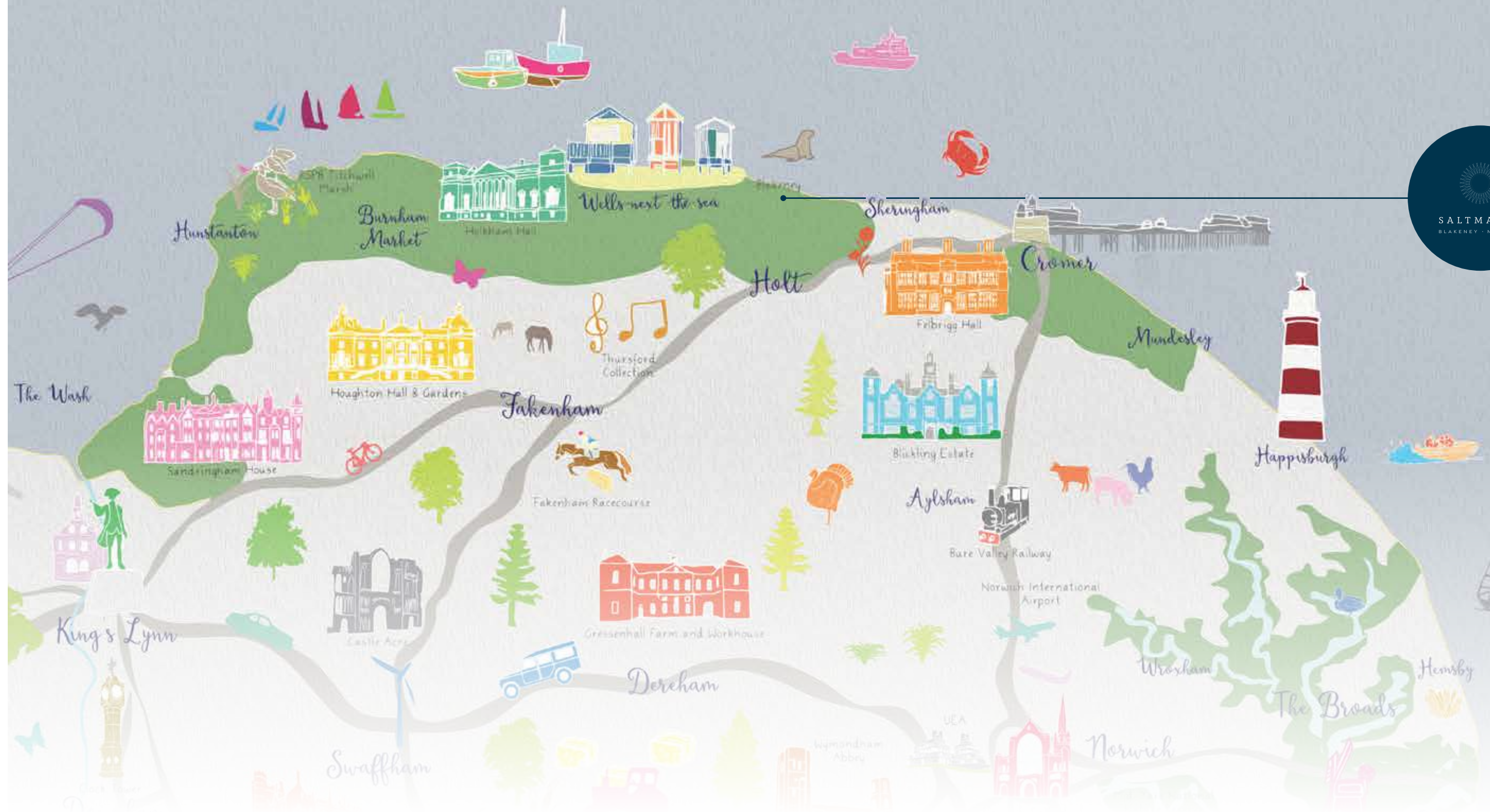


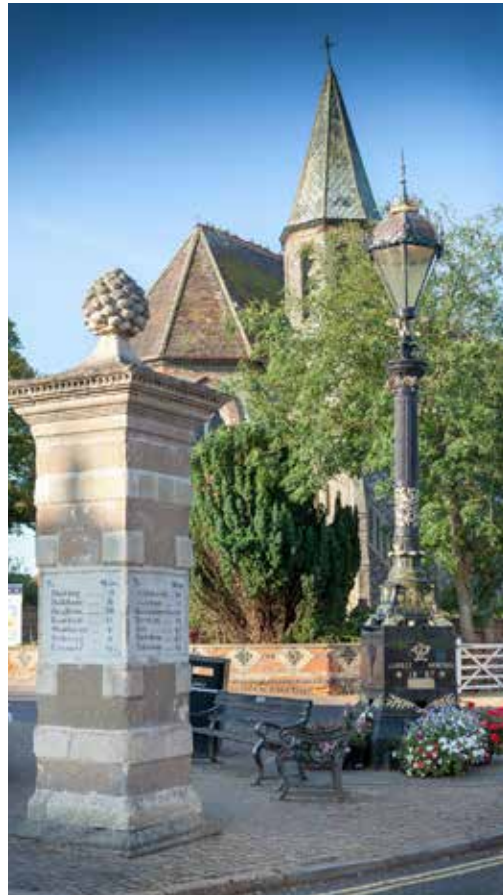
Credit: UK Photo & Social History Archive



Coastal charm

AN AREA OF OUTSTANDING NATURAL BEAUTY, THE NORTH NORFOLK COASTLINE IS AN ALLURING PROSPECT TO CALL HOME. WANDER ALONG VAST SANDY BEACHES - ADORNED WITH COLOURFUL BEACH HUTS, EXPLORE GRAND STATELY HOMES AND ACRES OF LUSH PARKLAND, OR SAMPLE A VIBRANT CULINARY SCENE. THIS IS AN INVITATION TO EMBRACE A LIFE OF LEISURE, NATURAL BEAUTY, AND DELECTABLE INDULGENCE.





Encounter rich heritage and community spirit in a quintessential location

High-end Holt

A STRONG SENSE OF COMMUNITY THRIVES AMONG THE PROUD RESIDENTS AND LOCAL BUSINESSES OF HOLT, WITH MANY CHAMPIONING THE 'LOVE HOLT' INITIATIVE THAT SUPPORTS THE TOWN'S INDEPENDENT SHOPS. BYFORDS, BELIEVED TO BE THE OLDEST HOUSE IN TOWN, EXEMPLIFIES LOCAL HOSPITALITY AND SERVES AS A CENTRAL LANDMARK WHERE PEOPLE CAN ENJOY A LEISURELY COFFEE OR MEAL WHILE SOAKING IN THE TOWN'S CHARM. HOLT ALSO BOASTS A TRADITIONAL BUTCHER, FISHMONGER, AND GREENGROCER, ALONGSIDE BAKERS AND LARNERS, AN HISTORIC DEPARTMENT STORE AND FOOD HALL RUN BY THE SAME FAMILY SINCE 1770. THROUGHOUT THE YEAR, HOLT HOSTS VARIOUS LOCAL EVENTS, SUCH AS THE SUMMER HOLT FESTIVAL AND THE 1940S WEEKEND, WHICH TAKE OVER THE TOWN AND THE HERITAGE RAILWAY CONNECTING HOLT TO SHERINGHAM. ON THE EDGE OF TOWN LIES THE EPONYMOUS GRESHAM'S SCHOOL, ADDING TO THE COMMUNITY'S RICH TAPESTRY.







Cool Interiors

Quintessentially traditional exteriors are perfectly balanced by stylish, contemporary interiors complete with added touches of luxury.

Light and airy, yet homely, Saltmarsh embraces open-plan, sociable living whilst offering a quiet retreat for cosy winter evenings. Meticulously designed throughout, highlights include a beautiful exposed brick fireplace with wood-burning stove, elegant and contemporary bathrooms, and kitchen. In addition, dual aspect french doors open onto the south-facing terrace.

EPC rating: Predicted C

GROUND FLOOR
Sitting Room 19'1" x 13'1" (5.81m x 4.00m)
Kitchen 14'7" x 13'0" (4.44m x 3.96m)
Dining Room 14'4" x 13'2" (4.37m x 4.01m)

FIRST FLOOR
Bedroom 1 13'1" x 11'4" (4.00m x 3.46m)
Dressing Room 7'5" x 4'6" (2.25m x 1.36m)
Bedroom 2 12'5" x 9'9" (3.79m x 2.98m)
Bedroom 3 13'8" x 8'11" (4.16m x 2.72m)

Total Approximate Floor Area
 1,518 sq. ft (141.01 sq. m)





Specification

CONSTRUCTION

- Exterior walls are traditional light red brick
- Natural red clay pantiles to house roof, and a grey GRP flat roof over the single-storey kitchen
- Galvanised steel guttering
- Build-Zone 10-Year Warranty

KITCHEN AND UTILITY

- Stylish, contemporary kitchen units in pale grey
- Opal quartz carrera worktops in the kitchen and Duropal worktops with 100mm up-stand in the utility
- Bosch (or similar brand) white goods including ceramic induction hob, 900mm island cooker hood, double ovens, integrated dishwasher, and fridge freezer
- Chrome contemporary style mixer taps in the kitchen and utility
- Stainless steel under-mounted bowl sink to the kitchen, with grooved drainer set in a quartz worktop. Stainless steel, over-mounted single bowl sink to utility
- Integrated waste bin with recycling facility

BATHROOMS

- Heated towel rails to all bathrooms and en-suites
- Contemporary style, white sanitaryware in bathrooms and en-suites
- Chrome brassware
- Contemporary 'back-to-the-wall' toilets with soft close seats and a chrome flush plate
- Chrome fixed shower head, with control panel and secondary hand-held hose in principal en-suite
- Contemporary acrylic baths to main bathroom with external riser-rail shower unit over the bath, with folding shower screen
- Fully tiled shower enclosures with low profile shower trays and recessed shelving to principal en-suite. Chrome and glass

- shower doors or screens
- Large format ceramic tiles in soft grey to walls and floors
- Fitted mirror to principal en-suite
- Natural stone window sills

ELECTRICAL AND WI-FI

- A mixture of down-lights and pendants. Dimmer switches to sitting room and dining area
- Wall lighting to main bathrooms and all en-suites
- TV points to sitting room and all bedrooms
- BT points to kitchen, sitting room, principal bedroom and hall
- External socket at the rear of house
- Attractive, contemporary style external lighting to front, rear of house designed to respect the local 'dark sky' policy
- Capacity for car chargers allowed for in the electric specification
- Alarm spur provided for future alarm connection
- Socket provided in a ground floor cupboard for cordless vacuum cleaner charging

HEATING AND WATER

- Air Source Heat Pump (ASHP) serving all hot water and under floor heating to ground floor and radiators to the first floor. Emersion tanks located in utility room cupboards
- Fireplace, with exposed brick back walls and natural limestone hearth in sitting room with wood-burning stove fitted
- External tap to rear of each property

WINDOWS AND DOORS

- External joinery factory finished in Farrow & Ball 'Card Room Green'
- Bespoke, timber, double-glazed casement windows

- Fully finished oak internal doors, with chrome contemporary handles and hinges, some of which will be half glazed. Square edge contemporary style skirting and architraves
- French patio doors and external doors in matching timber
- Fitted wardrobes to bedroom two
- Bespoke fitted units in principal dressing room

STAIRS

- Timber Staircase with spindles and painted balustrade handrails

PAINT

- Walls and ceilings in 'Tottington White' & skirtings and architraves in 'Belgrave Mill' or similar off-white colours. Walls and ceilings in emulsion, skirtings and architraves in satin finish



FLOOR COVERING

- Engineered 'mushroom grey' oak floorboards to entrance hallways and kitchen/dining room.
- 'Limestone' effect tiles to bathrooms, en-suites and utility. Ground floor WCs in stylish, geometric tiles in neutral colours
- Fitted carpets in other areas

GARDENS AND BOUNDARIES

- Shingle areas and planted beds, hedges and trees to front garden and parking areas. Turf, stone terracing, pathways, and hedges to rear
- Boundaries are a mix of closeboard timber fencing, and hedges
- Bin storage area

Please note all elements are subject to change and Fleur reserve the right to alter the specification.



About the developer



Founded in 2007 by Juliette Hopkins and Joff Brooker, Fleur is a design-led business specialising in creating beautiful, new residential developments in some of Norfolk's most attractive settings.

Driven by the strap-line of 'Lovingly Made Luxury,' Fleur combines prime locations with superior home and landscape design, to create properties which complement and enrich their environment. This was recognised nationally when Fleur won the Gold WhatHouse? Award, Best Small Housebuilder 2018.

Great consideration is given to every aspect. Unlike other developers, almost all the elements you see when visiting a Fleur show home is standard specification, not extras to be added to the guide price.

LOVINGLY MADE LUXURY



SALTMARSH, NEW ROAD, BLAKENEY, NORFOLK, NR25 7NY



LOCATION - WHAT3WORDS: ///BLEACHING.MINT.SURFED

For all enquiries, contact

SOWERBYS

Land & New Homes Specialists

01263 710777

holt@sowerbys.com

Agent's Note: There is a principal residence restriction for this property.



SOWERBYS

Land & New Homes Specialists

