



THE STORY OF

Rougham

Blakeney, Norfolk

SOWERBYS



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Rougham

Blakeney, Norfolk
NR25 7NP

Prime Position in Blakeney

Quiet and Delightful Residential Setting

Detached Home of Character

Two Formal Receptions

Three Double Bedroom

Kitchen/Dining Area with Utility Room

Ground Floor Shower Room and WC

Open Fireplaces

Great Scope for Further Enhancement

Established Gardens and Westerly Rear Aspect

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



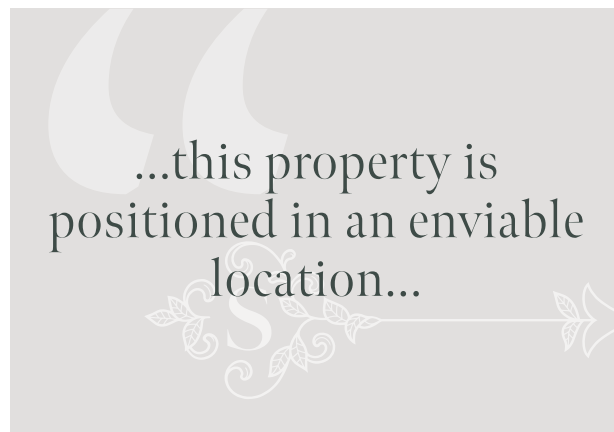


Tucked away in a quiet, desirable part of Blakeney, Rougham is a charming detached home that effortlessly blends character with potential. Built in the 1920s, this property is positioned in an enviable location, just a short stroll from the bustling High Street and historic Quay, offering the perfect balance of privacy and accessibility.

Set within a peaceful residential setting, the home boasts a traditional design, with its classic clay-tiled roof, brick chimneys, and pastel turquoise sash windows adding to its unique charm. While the property is filled with character, there is also great scope for enhancement, making it an exciting opportunity for those looking to put their own stamp on a home in a prime Blakeney location.

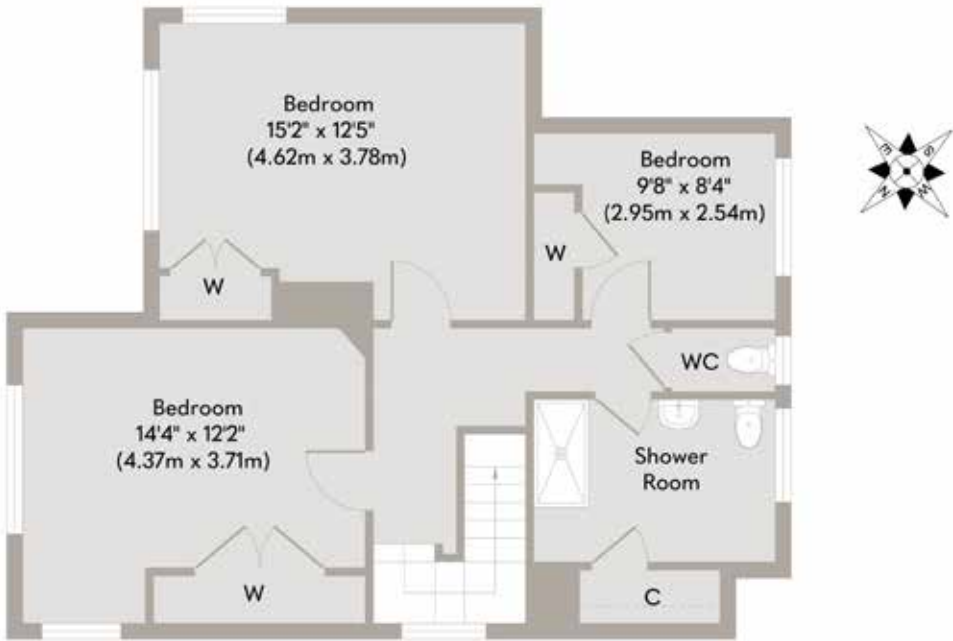
Inside, the house has a welcoming and spacious feel. The light-filled sitting room, with its dual aspect and open fireplace, offers a cosy space for relaxing. Adjacent to this is the versatile dining room, perfect for family meals or as an additional reception room. The kitchen diner, with its warm westerly aspect, is a fantastic space for entertaining, with bi-fold doors opening onto the garden and sun terrace, inviting outdoor living. The practical utility room and guest WC add further convenience.

Upstairs, there are three generous double bedrooms, each with fitted furniture. The principal bedroom is particularly charming, with a sunny dual aspect and a decorative open fireplace. The first-floor shower room serves the bedrooms with ease.



Outside, the gravel driveway provides ample off-road parking and leads to a detached timber-framed garage. The rear garden, with its central lawn and paved sun terrace, offers a peaceful retreat, surrounded by mature trees and hedging, and enjoys a favourable south-westerly aspect.

Rougham is a home of character, in a sought-after location, offering great potential for modernisation and further enhancement.



First Floor
Approximate Floor Area
671 sq. ft
(62.33 sq. m)



Ground Floor
Approximate Floor Area
704 sq. ft
(65.40 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 reaches the shoreline, it's the perfect opportunity to untie your laces and dip your toes in, take the plunge, or embark on a leisurely paddle along the coastal inlets on a paddleboard or boat, immersing 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 its tranquil ambiance today, Blakeney was once a bustling medieval port. The village's Guildhall and the Church of St Nicholas stand as testaments to its rich trading past, which thrived until the mid-19th century. As ships grew larger and the harbour silted up, trade declined, and today only small boats can navigate past Blakeney Point to the sea. Now, the nature reserve surrounding Blakeney Point is managed by the National Trust, offering a sanctuary for thousands of nesting and migratory birds—a paradise for birdwatchers where the only tweets are from the birds themselves.

Blakeney offers a range of welcoming spots to eat, drink, and stay. The Manor Coastal Hotel & Inn provides luxury accommodation with stunning estuary views, while the historic Kings Arms, a 250-year-old Georgian inn near the quay, is a favourite for its warm atmosphere, excellent food, and cosy lodgings. The Blakeney Hotel, an iconic waterfront retreat, offers elegant dining and beautiful views across the marshes. For artisanal baked goods and quality coffee, Two Magpies Bakery on the Quay is a must-visit, serving fresh pastries and Allpress Espresso with a scenic backdrop.



Note from Sowerbys



“Rougham is a home of character, in a sought after location, offering great potential...



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 2535-6227-7400-0025-8226

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: ///happily.disprove.fools

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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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

