



THE STORY OF

Sandpipers

Blakeney, Norfolk

SOWERBYS



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Sandpipers

3 Kingsway, Blakeney, Norfolk
NR25 7PL

Four-Bedroom Home Combining Coastal
Charm with Contemporary Design

Stylish Mix of Brick, Render, and Deck
Board Beneath a Classic Pantile Roof

Bright Entrance Hall with Floating Staircase
and Full-Height Picture Window

Open-Plan Kitchen, Dining, and Living Space
with Parquet Flooring and Garden Access

Bespoke Kitchen with Marble Worktops, Central
Island, and Integrated Neff Appliances

Dual Aspect Sitting Room with Log-Burner
and Direct Access to the Terrace

Ground-Floor Guest Suite with En-Suite
and Garden-Facing Dressing Room

Principal Suite with Sea Glimpses,
Freestanding Bath, and Luxury En-Suite

Landscaped Garden with Stone Terrace and
a Studio/Home Office with Plumbing

EV Charging, Air Source Heating and Private Parking

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A reimagined four-bedroom sanctuary in the heart of Blakeney, Sandpipers is a home where refined design, effortless comfort, and everyday practicality come together in perfect harmony. Just moments from salt marshes and winding coastal paths, this beautifully transformed residence offers an exceptional lifestyle opportunity.

From the moment you arrive, Sandpipers sets the tone with its striking blend of traditional architecture and sleek, modern detailing. Brick, render, and natural deck boarding sit beneath a classic pantile roof giving the home a warm, contemporary coastal aesthetic.

Step inside to a bright and spacious entrance hall where calm tones, stone-effect tiles, and a striking floating wooden staircase instantly evoke a sense of refined simplicity. A full-height picture window frames the garden, pulling in natural light and softening the transition between indoors and out.

At the heart of the home lies an expansive open-plan kitchen, dining, and living space - thoughtfully designed and flooded with natural light. Parquet oak flooring flows throughout, while full-height windows, roof lights and French doors open to the private garden beyond.

The bespoke kitchen is both elegant and functional, with a palette of smoke green and oak-effect cabinetry, off-white marble worktops, and a large central island complete with induction hob, integrated extractor, and ample concealed storage. Neff double ovens, a fridge, freezer, wine fridge, and dishwasher are all seamlessly integrated - perfect for modern family living or entertaining in style. Discreet cabinetry doors reveal a fully fitted utility room and cloakroom, with a back door opening directly to the garden - ideal after seaside adventures or country walks.

A serene dual-aspect sitting room spans the full depth of the home. With a log-burning stove and opening directly onto the terrace it's an inviting retreat whatever the season.





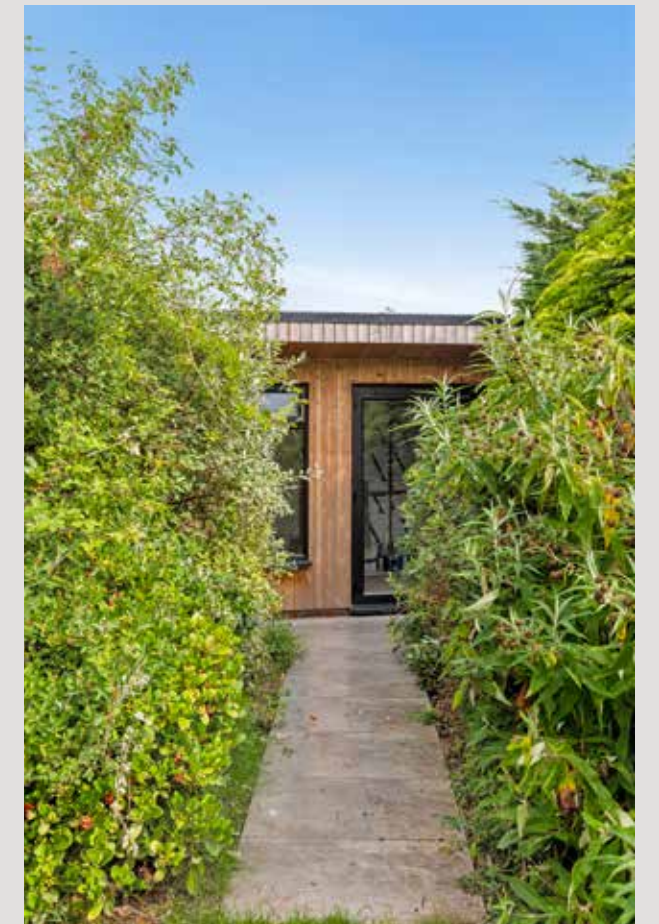
The ground floor also features a beautifully appointed south-facing guest suite with an en-suite shower, offering flexibility for multi-generational living or private guest accommodation. A generous dressing room with bespoke cabinetry and french doors to the garden adds to the effortless elegance of the layout.

Upstairs, the principal bedroom suite is a tranquil haven, bathed in natural light with views over the garden and glimpses of the sea. A luxurious freestanding Roca bath sits beneath the window, inviting long, restorative soaks. A walk-through dressing area leads to an en-suite with oak cladding, natural stone tiles, and a large walk-in shower - a space of calm, curated luxury. Two additional double bedrooms, one with sea views, share a contemporary family bathroom finished to an exceptional standard, offering comfort and practicality in equal measure.

The lifestyle continues outdoors with a thoughtfully landscaped garden that balances privacy and open space. A newly built stone terrace, bordered by a low wall, spans the rear of the home and provides the perfect setting for summer dining or sunset drinks. The garden is mainly laid to lawn and framed by mature shrubs and secure fencing. At the far end, a newly constructed studio/home office - fully wired and with provision for plumbing - offers a peaceful escape for remote work, creative pursuits or future guest accommodation.

Practical features include a gravel in-and-out driveway, private parking, an electric vehicle charging point, and garage doors leading to a plant room and additional storage.

Blakeney is one of North Norfolk's most desirable coastal villages, known for its natural beauty, winding lanes, and sense of community. Just moments from the harbour and salt marshes, Sandpipers offers the rare opportunity to enjoy luxury, space, and flexibility in one of the county's most picturesque settings.





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



Blakeney Harbour

“...luxury, space,
and flexibility in
one of the county's
most picturesque
settings.”



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 1035-7924-3400-0425-9226

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: ///angers.truth.forgives

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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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