



THE STORY OF

Crown Cottage

Blakeney, Norfolk

SOWERBYS



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Crown Cottage

Morston Road, Blakeney, Norfolk
NR25 7BE

Substantial Period Cottage in
Desirable Coastal Village

Beautifully Presented with Character
Features Throughout

Two Elegant Reception Rooms with
Sash Windows and Fireplaces

Contemporary Kitchen and High-
Quality Bathroom Suites

Three Well-Proportioned Double Bedrooms

Principal Bedroom with Bespoke
Fitted Wardrobes

Ground Floor Shower Room,
WC, And Separate Utility

Generous Garden with Large Decked Sun Terrace

Detached Garage with Loft Storage
and Private Parking

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Crown Cottage is a beautifully presented period home, combining timeless character with modern comfort in the heart of Blakeney. This substantial property offers generous living space across two floors and occupies a prime position on Morston Road, just moments from the quay, coastal paths, and village amenities.

From the moment you step inside, the attention to detail is clear. Elegant sash windows, exposed timbers, and original fireplaces reflect the cottage's heritage, while a high-quality kitchen and stylish bathrooms bring a contemporary edge. The ground floor offers a flowing layout, with two charming reception rooms, ideal for both relaxed living and entertaining. A well-appointed kitchen leads through to a practical utility room, WC, and ground floor shower room, creating an excellent balance between comfort and functionality.

Upstairs, three double bedrooms provide versatile accommodation. The principal bedroom benefits from fitted wardrobes, while the remaining rooms are ideal for guests, family, or a home office. A modern family bathroom completes the first floor.

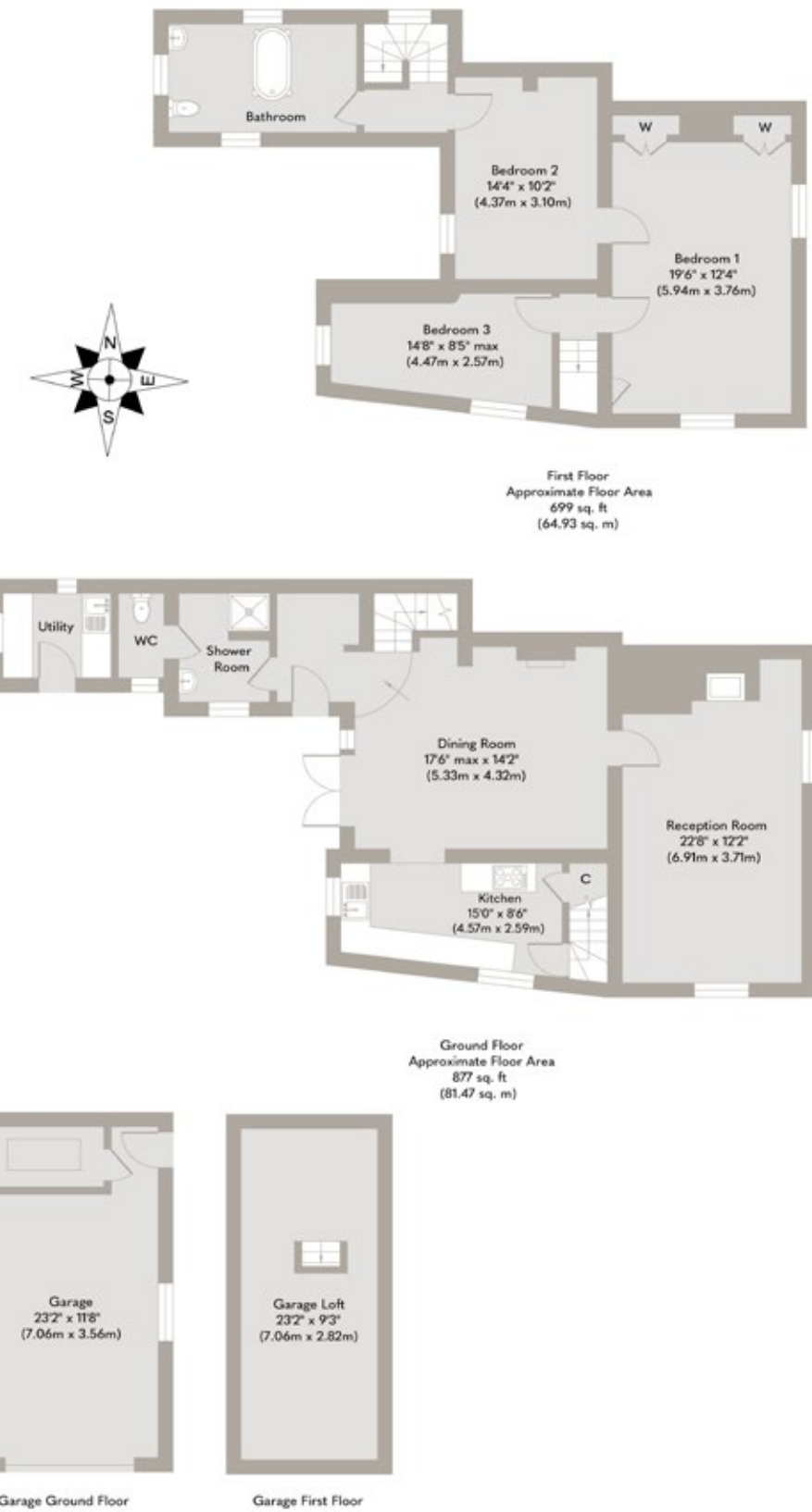
Outside, the generous rear garden is a true highlight, featuring a large decked sun terrace – perfect for summer dining or quiet retreat. A detached garage with loft storage and private off-street parking adds valuable convenience.

Blakeney offers a unique lifestyle, with its coastal walks, sailing, boutique shops, and fine dining. Crown Cottage presents a rare opportunity to secure a home of this quality in one of North Norfolk's most desirable coastal villages. Whether as a permanent home or second escape, this is a property to treasure.



The kitchen window overlooks the garden and catches the light beautifully, but the view across the marshes from upstairs is truly breathtaking.





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 the Vendor



“One of the real joys has been the immediate access to the sea wall, the walk between Morston and Blakeney Quay never loses its magic.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///dollars.commit.remember

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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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