



**The Coach House & Bungalows, Newnham Road,
Blakeney, GL15 4AE**

Guide Price £585,000

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FREEHOLD

Guide Price £585,000

THIS HISTORIC COACH HOUSE PLUS TWO HOLIDAY LET BUNGALOWS ARE SITUATED ABOVE THE WELL SERVED VILLAGE OF BLAKENEY SET IN AROUND 0.5 ACRES OF LEVEL GARDEN & GROUNDS WITH EXTENSIVE OFF ROAD PARKING. THE COACH HOUSE ITSELF WAS CONVERTED IN CIRCA 2002 INTO A TWO BEDROOM SPACIOUS COACH HOUSE (WE ARE ADVISED THERE IS PLANNING PERMISSION TO EXTEND/PROVIDE A FURTHER TWO BEDROOMS - PLANNING REF: P0733/22/FUL)

Property Description

FAMILY/DINING ROOM: 20' 1" x 16' 10" (6.12m x 5.13m), door and window to front plus door and window to courtyard garden, exposed stone walling, radiator, stairs off.

LOUNGE: 17' 10" x 15' 10" (5.43m x 4.82m), window to front, French doors to courtyard garden, feature stone fireplace, exposed stone walling in part, radiator.

KITCHEN/BREAKFAST ROOM: 15' 10" x 12' 0" (4.82m x 3.65m), door to side, windows to front and side, fitted with a range of Oak fronted base storage units, worktop space, ceramic sink unit, part exposed stone walling, radiator, cooker point, boiler (not tested), integrated fridge, cooker hood.

HALLWAY: tiled floor, door to courtyard garden, doors to Cloakroom & Utility.

CLOAKROOM: with two piece suite comprising WC, wash hand basin, radiator.

UTILITY ROOM: 9' 6" x 5' 9" (2.89m x 1.75m), door to side, window to side overlooking the courtyard garden, range of built-in cupboards, worktop space, plumbing for automatic washing machine and dishwasher, power and lighting.

STAIRS TO FIRST FLOOR LANDING: windows to rear, radiator, linen cupboard.

BEDROOM ONE: 17' 6" x 15' 10" (5.33m x 4.82m) maximum measurement, windows to front and rear, radiator. **EN-SUITE:** quality fitted three piece suite comprising wash hand basin in vanity unit, WC, double shower cubicle, tiled splashbacks, heated towel rail, tiled floor.

BEDROOM TWO: 13' 5" x 12' 2" (4.09m x 3.71m), window to front, radiator.

BATHROOM: quality fitted modern three piece suite comprising WC, wash hand basin in vanity unit, bath, heated towel rail, extensive tiling.

OUTSIDE: the driveway leads to a large, gravelled parking area leading to the Detached Garage and the holiday lets. The gardens are approx. 0.5 acres, screened from the A48.

SERVICES: Mains water, electricity, drainage & gas. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.

VIEWING: BY APPOINTMENT WITH THE OWNERS AGENTS.

BUNGALOW HOLIDAY LETS:

BUNGALOW ONE - ENTRANCE HALL: airing cupboard.

LOUNGE: 13' 0" x 12' 5" (3.96m x 3.78m), window to front, French doors to side decking area, open plan to

KITCHEN AREA: 9' 11" x 9' 3" (3.02m x 2.82m), fitted with a range of base and eye level units, worktop space, tiled splashbacks, plumbing for automatic washing machine, integrated fridge/freezer, wall mounted gas boiler (not tested), electric oven, hob and hood.

BEDROOM ONE: 11' 11" x 11' 4" (3.63m x 3.45m), window to front, radiator.

BEDROOM TWO: 11' 11" x 10' 11" (3.63m x 3.32m), velux window, radiator.

BATHROOM: well fitted high specification three piece suite, shower over bath, tiled floor, attractive spot lighting.

OUTSIDE: to the front off road parking, wooden picket fence surrounding a patio & lawn area.

BUNGALOW TWO – ENTRANCE HALL: airing cupboard.

LOUNGE: 13' 0" x 13' 0" (3.96m x 3.96m), French doors to the front decking area, open plan to

KITCHEN AREA: 10' 0" x 9' 3" (3.05m x 2.82m), fitted with a range of base and eye level units, worktop space, tiled splashbacks, plumbing for automatic washing machine, integrated fridge/freezer, wall mounted gas boiler (not tested), electric oven, hob and hood.

BEDROOM ONE: 12' 0" x 11' 4" (3.65m x 3.45m), window to front, radiator.

BEDROOM TWO: 12' 0" x 10' 11" (3.65m x 3.32m), velux window.

BATHROOM: well fitted high specification three piece suite, shower over bath, tiled floor, attractive spot lighting.

OUTSIDE: to the front off road parking and raised decked area with hot tub and view.

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GROUND FLOOR
1642 sq.ft. (152.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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