



3 Garden Cottages, Blakeney

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Pointens





3 Garden Cottages, High Street, Blakeney, Norfolk NR25 7NX

Holt 5 miles, Burnham Market 13 miles,
Norwich 27 miles

Incredibly rare opportunity to acquire a character coastal home quietly tucked away in the private grounds of Blakeney House boutique Hotel. Unusually for Blakeney High Street the property has a garden and off street parking.

Guide Price £460,000



The Property

The property offered for sale is an exceptionally well presented end terrace cottage constructed of modern materials in a characterful and traditional style using red brick and flint under a pantile roof. In an enviable location just off the High Street within the grounds of Blakeney House Botique Hotel the property is south facing and is situated in a very quiet and private location yet just a short stroll from the shops, Public Houses and the famous Quay. The spacious accommodation offered comprises an entrance hall, a sitting room, a well fitted out kitchen/diner, a UPVC conservatory and a cloakroom. On the first floor there are two good size bedrooms and a bathroom. The cottage also has the benefit of sealed unit double glazing, coved ceilings, fitted shutter blinds and electric underfloor heating on the ground floor. Outside, there are two allocated parking spaces and to the front of the cottage is an enclosed courtyard style garden and to the side is a further part walled garden. To the rear is a further smaller garden area. The property is being sold with no upward chain.

Location

Blakeney is one of the most popular villages on the North Norfolk Coast. It is an area of Outstanding Natural Beauty surrounded by huge expanses of marsh and sky. There are extensive amenities in the village including a supermarket and a good range of shops, restaurants and pubs. There is also a doctors' surgery and a primary school. The Georgian market town of Holt is around five miles to the south east. The centre of Holt comprises mainly individual shops and businesses where a friendly and personal service still remains. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham which is around nine miles away and offers a direct rail service to Norwich. The County City of Norwich offers a fast rail service to London Liverpool Street and an international airport via Skipol Amsterdam.

Directions

Leave Holt on the A148 to Letheringsett. Proceed past The Kings Head Public House and take the next right hand turning to Glandford. Follow this road for around 3 miles and you will enter Blakeney. At the T junction with the church on your right turn left on to the coast road and then immediately right into The High Street. After around 100 yards you will find the entrance to Blakeney House on the left. Upon entering Blakeney House bear to the right hand side and the property will be on the right.

Accommodation

The accommodation comprises: -

Front door, leading to -

Entrance Porch

Tiled floor, modern electric heater.

Sitting Room (17'3 x 13'4)

Mock fireplace, with a marble hearth and wooden surround, housing an electric fire. Television point. Staircase to first floor with cupboard under.

Kitchen/Diner (17'4 x 10'8)

Range of fitted base units with working surfaces over. Inset single drainer sink unit with mixer tap. Fitted oven. Surface hob and re-circulating hood. Plumbing for automatic washing machine. Range of matching wall units. Cupboard housing electric boiler supplying the heating and hot water. Tiled floor. Double doors to -

Garden Room (13'8 x 9'10)

Constructed in UPVC, two electric heaters, ceiling fan. Double doors to garden. Television point. Tiled floor.

First Floor

Landing

Airing cupboard

Bedroom One (14' x 10'5)

Radiator, fitted cupboard.

Bedroom Two (11'5 x 10')

Radiator. Cupboard housing the hot water cylinder.

Bathroom

Panelled bath with mixer tap and shower attachment. W.C., vanity unit with basin over. Radiator. Half tiled walls. Velux window.

Curtilage

To the front of the property is a south facing courtyard style garden which is mainly brick weaved and is enclosed by picket fencing. There is pedestrian access down the side of the property where there is a further garden area. This is presently set with mature shrubs and is partially enclosed by brick and flint walling. There is a further small garden area to the rear of the cottage which has a pedestrian gate and a wooden garden shed.

General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage are connected.

Council Tax Band: C (2018/19—£1992.85)

Local Authority: North Norfolk District Council. Tel: 01263 513811.

Viewings: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Energy Performance Certificate: Band E.

Reference: H313189.

Agents Note: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

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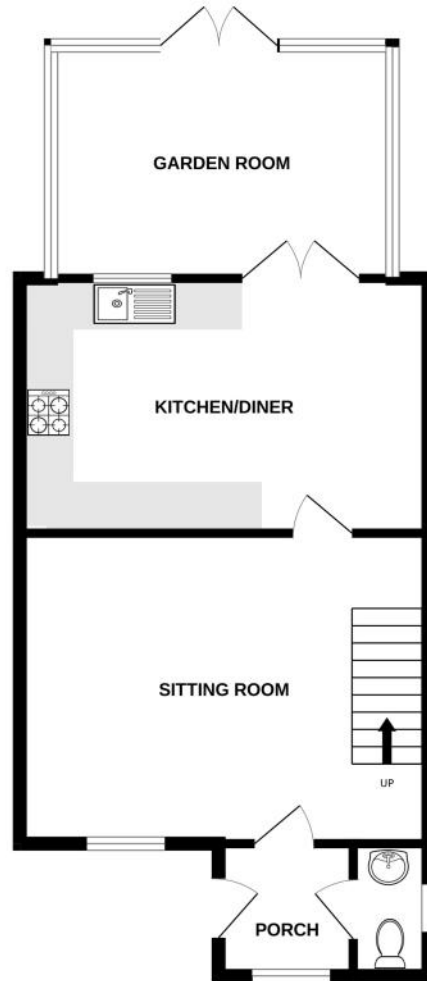
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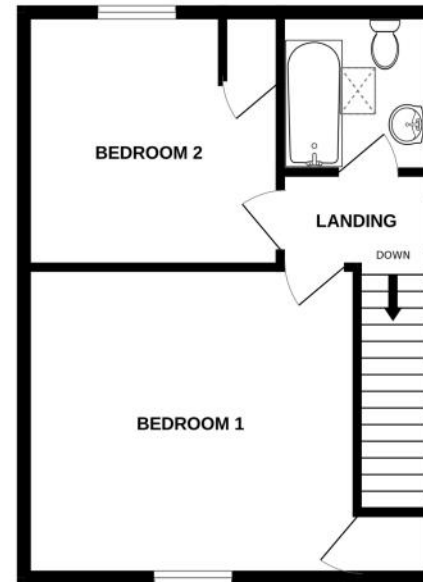
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GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



3 GARDEN COTTAGES, BLAKENEY NR25 7NX

TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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