



Raylet House, Blakeney





Raylet House, 1 Pyes Close, Blakeney
Norfolk NR25 7AY
 North Norfolk Heritage Coast 2 miles,
 Norwich 20 miles

The property offered for sale is a modern detached house situated in an enviable location, with direct views to the rear aspect over Blakeney Marshes and Blakeney Point.

GUIDE PRICE £625,000



The Property

The property offered for sale is a modern detached house situated in an enviable location, with panoramic views to the rear aspect over Blakeney Salt Marshes and Blakeney Point. The well appointed accommodation briefly comprises of an entrance porch, entrance hall, a spacious kitchen/breakfast room, double aspect sitting room with a wood burner, utility room and cloakroom. On the first floor you will find three large bedrooms and a family bathroom. The property also has the benefit of double glazed windows. Outside there is a shingle parking to the front of the property which leads to a large garage. To the rear of the property there is further off street parking and a enclosed rear garden, with many storage sheds.

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 Skiplol 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 crossroads turn left and after around 1/4 mile you go past Blakeney garage. Raylet House will then be found on the right hand side identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises:

Front door leading to:

Entrance porch:

Tiled floor, door to garage, door to:

Entrance Hall

Staircase to first floor, electric radiator, deep fitted cupboard,

Sitting Room (14'5 x 12' double aspect)

Open fireplace with a wooden mantel housing a wood burner, double doors lead to:

Kitchen/Breakfast Room (21'9 x 12'7 double aspect)

Range of fitted base units with wooden work surfaces over, inset one and half bowl sink unit with mixer tap, under counter dishwasher, electric oven and hob, extractor hood, breakfast bar, television point, tiled floor, double doors leading to the rear garden

Utility Room (9'10 x 8'2)

Range of fitted base units with working surface over, plumbing for automatic washing machine, space for tumble dryer, inset sink unit with mixer tap, coat pegs, modern electric radiator, door to:

Rear Porch

Tiled floor, door to rear garden

First floor landing:

Fitted cupboard, airing cupboard with factory lagged tank and shelving, modern electric radiator, access to fully boarded loft via fold down ladder.

Bedroom One (14'5 x 12')

Modern electric radiator, vanity unit with basin over, television point,

Bedroom Two (12' 8 x 12') (double aspect)

Modern electric radiator, views over the marshes and Blakeney Point

Bedroom Three (12'8 x 9'6)

Modern electric radiator, views over the marshes and Blakeney Point

Bathroom

Bath with mixer tap and shower over, WC, vanity unit with sink basin, heated towel rail, wall mounted electric fan heater,

Approved planning consent for guest room

NNDC reference number PF/24/1497

Curtilage

To the front of the property there is a shingle parking area, this in turn leads to a integral garage (22'7 x 9'3) with wooden double doors, electric power and light, fitted base and wall units, and first floor storage area. To the side of the property is a further lawned garden area, with various inset flower and shrub beds. To the rear of the property is a lawned garden with flower and shrub beds, you will also find further off street parking and vehicular access to the rear of the property. There is a range of various storage sheds, and a greenhouse, a further workshop (16'7 x 6'8) with a workbench and fitted shelving and a covered storage area (28'4 x 4'8).

See all our properties on



General Information

Tenure: Freehold.

Council Tax Band: E.

Services: Mains water, electricity and drainage.

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

Viewing: Strictly via the sole agent, Pointens Estate Agents,
Tel: 01263 711880.

Energy Performance Certificate: E

Ref No: H313338

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

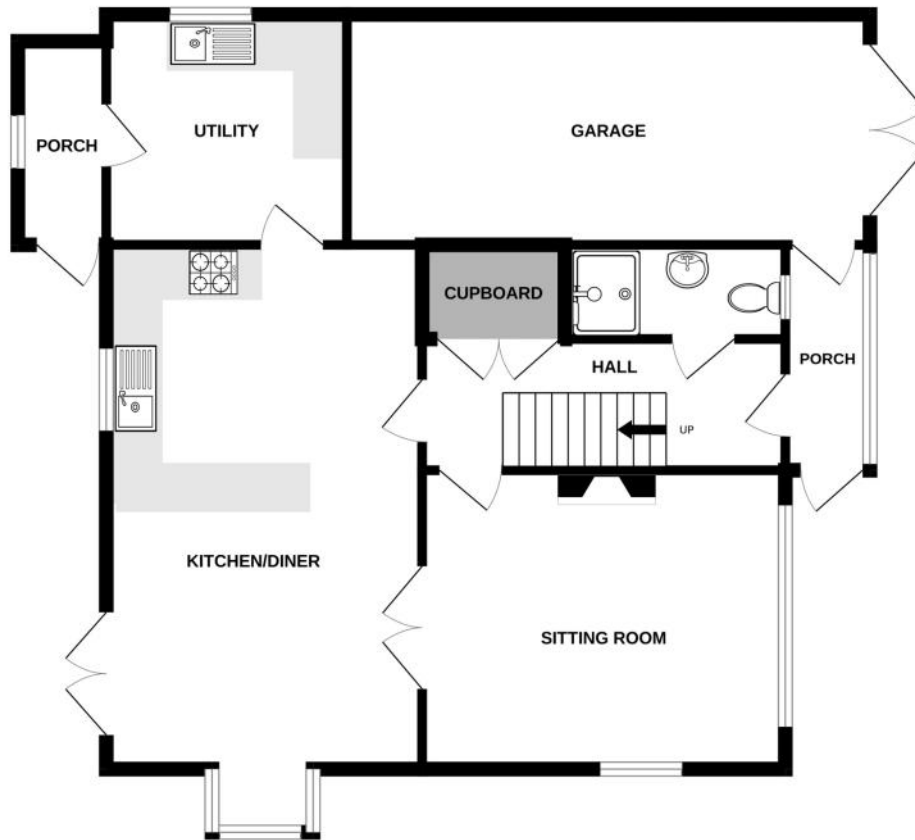
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

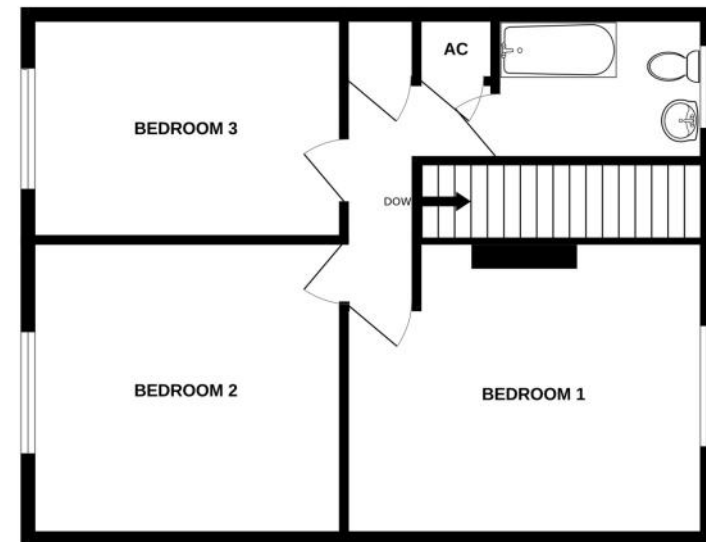
No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



RAYLET HOUSE, 1 PYES CLOSE, BLAKENEY NR25 7AY

TOTAL FLOOR AREA : 1470 sq.ft. (136.6 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.
Made with Metropix ©2025



Independent Estate Agents

Pointens

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk