



The Habit, Blakeney

THE PROPERTY

The property offered for let is a spacious detached character house. Situated in a superb location in a private loake literally a stones throw from Blakeney Quay and all its extensive amenities. The accommodation briefly comprises an entrance porch, dining room, study, sitting room, kitchen and a utility room. On the first floor a landing leads to four bedrooms (master en-suite) and a bathroom. Outside there is ample off street parking and delightfully sunny private rear and side garden areas.

LOCATION

Blakeney must be one of the most sought after coastal villages in North Norfolk. The whole coastal area, much of it owned by the National Trust, is a designated area of outstanding natural beauty, attracting both sailing enthusiasts and ornithologists. The village retains a unique atmosphere with many of the old mariner's and merchant's houses remaining in its narrow cobbled streets, with others tucked away in flint walled alleyways. The main street runs down to the quay with its saltmarsh and channels with Blakeney Point beyond. There is a surprisingly wide selection of shops, public houses and hotels and about three miles away is the fine Georgian town of Holt where the town centre comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The county city of Norwich is just over twenty miles distant and provides a fast rail service to London Liverpool Street and an international airport.

DIRECTIONS

Upon entering Blakeney from Wiveton proceed passed the church and at the first crossroads proceed straight over into Back Lane. After around 300 yards you find a high ornate archway on your right hand side just before a sharp left hand bend. Go under the arch and bear to the right hand side. Turn first left and The Habit will be found straight in front of you.

Accommodation

Entrance Porch

Door to:

Entrance Hall

Radiator, coat cupboard, bt point, Wood floor.

Dining room (14'6 x 12'5)

Stairs to first floor, radiator, fitted cupboards.

Study (14'6 x 7'7 Treble Aspect)

Door to rear garden.

Sitting Room (20'10 x 12'10 Double Aspect))

Television point, Open fireplace housing a electric coal effect fire, 2 radiators, television point. Sliding doors to rear garden.

Kitchen (9' x 9'9) double aspect,)

Good range of fitted base units with work top over, one and half bowl sink with mixer tap. Electric oven, extractor hood. Range of matching wall units.

Utility room (11'7 x 7'3)

Base unit with inset sink, plumbing for washing machine, fitted shelving, fitted cupboards. Tiled floor, door to:

Side Porch

Tumble dryer point, shelved cupboard, door to outside..

Cloakroom

Wc, radiator, heated towel rail, wooden floor.

Bedroom Two (10'x7'6)

Radiator,

Bedroom 3 (11'x 8'8)

First floor landing

Radiator, airing cupboard, fitted cupboard.

Bedroom One (11'9 x 10'6)

Fitted cupboards

En-suite,

shower cubicle with fitted shower, pedestal washbasin, WC, electric shaving point, heated towel rail.

Bedroom Two (14' x 8'3 double aspect)

Electric panel heater.

Bedroom Three (10' x 9'8)

Fitted wardrobe, electric panel heater.

Bedroom Four (13' x 8'5 double aspect)

Fitted wardrobe, electric panel heater.

Bathroom

Panel bath with shower over, wc, pedestal wash basin, electric panel heater.

Curtilage

To the front of the property there is ample off street parking. To the rear and side of the property are private sunny gardens mostly laid to lawn with a various inset flower and shrub beds, a patio area and a garden shed.

General Information

Rent: £2700 per calendar month payable in advance.

Type of let: Assured shorthold tenancy

Damage Deposit: £3115 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Fees: There will be a £600 holding deposit, this will be refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application.

Availability: This property is available from April September 2025

Term of tenancy: Long term let: Initially 12 months.

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Ref: H313267L.

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.

Independent Estate Agents

Pointens

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