



27 High Street, Blakeney

Independent Estate Agents

Pointens



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



**27 High Street,
Blakeney, Norfolk NR25 7NA**

Holt: 5 miles,, Norwich: 26 miles

A rare opportunity to acquire a period cottage tucked away just off the famous High Street. The property has easy access to the village shops, restaurants, public houses, quay and the harbour.

Guide Price £359,950



The Property

Re-furbished and re modelled in recent years No 27 is tucked away in a quiet location just off the famous High Street. Accessed by a pretty loke the property is just a stones throw from Blakeney Quay. The well presented accommodation comprises: a double aspect Sitting/Dining Room with a wood burner and a galley style kitchen. A first floor landing leads to two bedrooms and a shower room. The property enjoys central heating and some double glazed windows. Outside there are two small courtyards one of which you could have a table and chairs. The property is being sold with no onward 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. This charming village offers extensive amenities including a small supermarket and primary school along with a good range of shops, deli, cafes, hotels, restaurants and pubs. The Georgian market town of Holt is around 5 miles to the southeast, offering further shops and the renowned Gresham's pre-prep, prep and senior school.

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 then immediately right into the High Street. The pedestrian entrance to 27 can be found on the right hand side running down the side of The Anchor shop. Walk down the loke, bear right and then left and no 27 will be in front of you.

ACCOMMODATION

Front door, leading to -

Sitting/Dining Room (17'6 x 12'4)(Double Aspect)

Open fireplace housing a wood burner, radiator, telephone point, ceiling beams. Staircase to first floor, cupboard housing an electric boiler for central heating and hot water, oak flooring.

Kitchen (11'4 x 4')

Range of fitted base units with working surface over, electric oven, dishwasher, extractor hood and fridge freezer. Inset sink with mixer tap, tiled splash backs, radiator, window shutters, door to rear courtyard, tiled floor.

First floor landing

Leading to:

Bedroom One (12'1 x 9'3)(Double Aspect)

Period fireplace, two fitted cupboards, radiator, oak flooring.

Bedroom Two (9'9 x 7')

Radiator, oak flooring.

Shower Room

Shower cubicle, WC, washbasin, tiled walls and floor.

Curtilage

The property is approached over a pathway which leads along the front of the property. This leads a small patio area with a storage cupboard. To the rear of the property is a further small courtyard. The property has no parking however, Blakeney Parish Council owns several nearby car parks where parking permits are available. Telephone 01263 741106.

General Information

Tenure: Freehold.

Council Tax Band: Band B.

Energy Performance Certificate: To be confirmed.

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

Services: Mains water, electric and drainage.

Viewing: Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH Tel: 01263 711880.

Ref: H313426.

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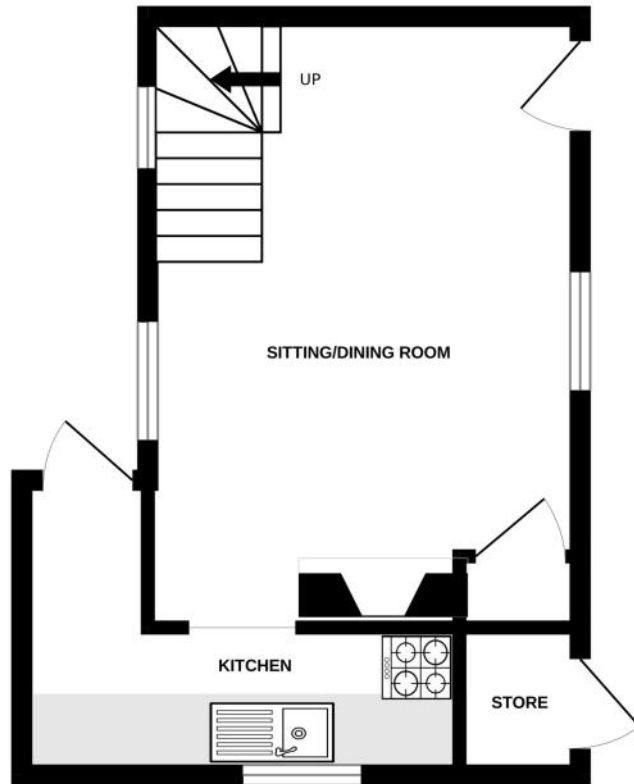
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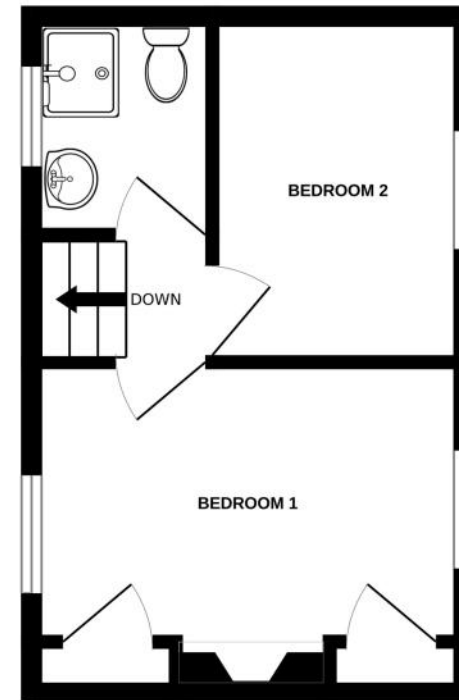
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GROUND FLOOR
275 sq.ft. (25.6 sq.m.) approx.



1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



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TOTAL FLOOR AREA : 498 sq.ft. (46.3 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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