



BACK LANE

Blakeney, Norfolk, NR25 7NP
Guide Price £595,000





SHINROC-BETH

Back Lane, Blakeney, Norfolk, NR25 7NP

DESCRIPTION

Shinroc-Beth is a detached chalet bungalow situated on a corner plot in a prime location in the popular coastal village of Blakeney. The property is approached via a gravelled driveway providing off road parking. The garden grounds of 0.2 acres are well established and a wonderful feature of the property, boasting mature trees and shrubs.

The property is arranged over two floors and offers two reception rooms, a kitchen/breakfast room, two ground floor bedrooms, a family bathroom and a further bedroom/attic room on the first floor. Shinroc-Beth would benefit from modernisation throughout and has the potential to offer very flexible accommodation (STPP).

LOCATION

Blakeney is an extremely popular village situated on the north Norfolk coast, between the bustling Georgian town of Holt and the port of Wells-next-the-Sea. There are fine coastal walks along the creeks and surrounding marshes and public houses. Blakeney is an Area of Outstanding Natural Beauty and famous for its bird reserves and sailing facilities. Today, the nature reserve surrounding Blakeney Point is owned by the National Trust and there is the landmark parish church at the top end of the village. Holt is a beautiful Georgian County town has been well preserved with an attractive range of boutique shops, cafés and restaurants. There are a number of well-regarded schools in the area, including Gresham's School, originally founded in 1515 it provides pre-prep, prep and senior schools.

The cathedral city of Norwich is just twenty seven miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



SPECIFICATION

- Detached Chalet Bungalow
- Situated in the popular coastal village of Blakeney
- Corner Plot
- Driveway providing Off Road Parking
- Garden Grounds extending to 0.2 Acres
- Two Reception Rooms
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Family Bathroom
- Further Bedroom/Attic Room
- Oil Fired Central Heating
- Would Benefit from Modernisation
- Flexible Accommodation
- No Onward Chain

GENERAL REMARKS & STIPULATIONS

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

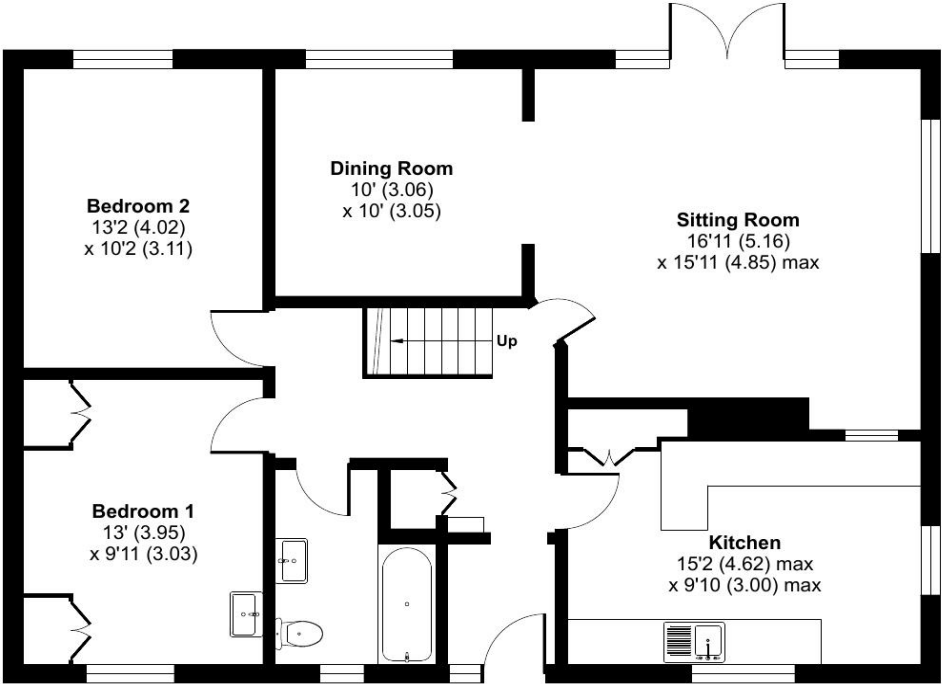




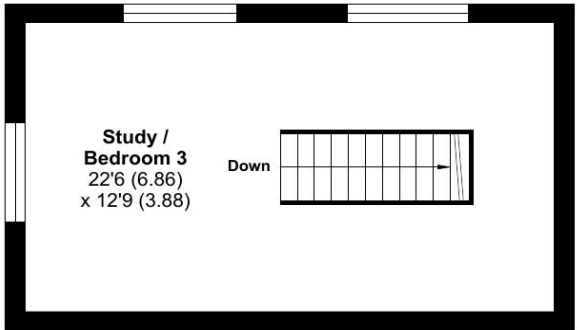
Back Lane, Holt, NR25

Approximate Area = 1287 sq ft / 119.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Brown & Co. REF: 1362238

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

