



Introducing
Sanderlings,
Blakeney

SOWERBYS

Upon arrival at **Sanderlings**, prospective tenants are immediately welcomed into the grand entrance hall, which leads through to the sprawling ground-floor accommodation. Without doubt, the hub of this spectacular coastal retreat is the elegant open-plan living area - perfect for both entertaining and relaxing at all times of the day. The contemporary fitted kitchen features a wealth of cupboard and worktop space, in addition to a breakfast bar, ideal for those looking to display their culinary skills. The kitchen is offered with an electric cooker, an under-counter fridge, and a dishwasher. A neighbouring utility room, inclusive of a washing machine, provides dedicated space for a fridge freezer and a tumble dryer.

The cosy sitting area, forming part of the open-plan living space, is complete with an operational wood burner - perfect for unwinding after a day exploring the enchanting North Norfolk coastline. The dining area enjoys an aspect over the private enclosed garden and benefits from bi-fold doors leading out to the patio.

Both the third and fourth double bedrooms are located on the ground floor and offer ample dimensions for all traditional furnishings. Completing the ground-floor accommodation is a contemporary bathroom comprising a walk-in shower, wash basin, WC, and a heated towel rail.

Stairs in the entrance hall lead prospective tenants to the first-floor accommodation.

The primary bedroom is an extensive double room with fitted cupboards, enjoying an uninterrupted, picturesque aspect of Blakeney's coastal path with the sea beyond. The room further benefits from a luxurious en suite featuring a walk-in shower, wash basin, WC, and a heated towel rail. The second bedroom is another versatile double room, also sharing the enchanting coastal views.

The fifth bedroom is a generous single room, which could alternatively be utilised as an office or study for those working remotely. Completing the internal accommodation, the family bathroom comprises a bathtub, walk-in shower, wash basin, WC, and a range of fitted cupboards.

The property is approached via a gated gravel driveway providing ample parking for up to four vehicles. The beautifully landscaped, private enclosed garden features a generous patio area ideal for outdoor entertaining, a timber-built summer house with electric supply, low-maintenance lawns, apple trees, and a wealth of mature shrubbery. Sanderlings is available from December 22nd on an initial 12-month tenancy.

BLAKENEY

It would be hard to find a spot which reflects the beauty of the Norfolk coast better than Blakeney. Set in an Area of Outstanding Natural Beauty, this is a picture perfect location.

Blakeney offers a range of welcoming spots to eat, drink, and stay. The Manor Coastal Hotel & Inn provides luxury accommodation with stunning estuary views, while the historic Kings Arms, a 250-year-old Georgian inn near the quay, is a favourite for its warm atmosphere, excellent food, and cosy lodgings. The Blakeney Hotel, an iconic waterfront retreat, offers elegant dining and beautiful views across the marshes. For artisanal baked goods and quality coffee, Two Magpies Bakery on the Quay is a must-visit, serving fresh pastries and Allpress Espresso with a scenic backdrop.

AGENTS NOTE

Unfurnished.

Oil central heating.

Pets by negotiation.

12 month initial tenancy.

Available December 22nd.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3Words: [///gent.acrobatic.video](https://www.what3words.com/#!/gent.acrobatic.video)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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