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THE STORY OF

# Sea Whispers

*Blakeney, Norfolk*

SOWERBYS



THE STORY OF

# Sea Whispers

2a Langham Road, Blakeney, Norfolk  
NR25 7PG

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Coastal Village Location

Successful Holiday Let

Flexible Layout

Three Bedrooms

Principal En-Suite

Spacious Receptions

Private Garden

Garage

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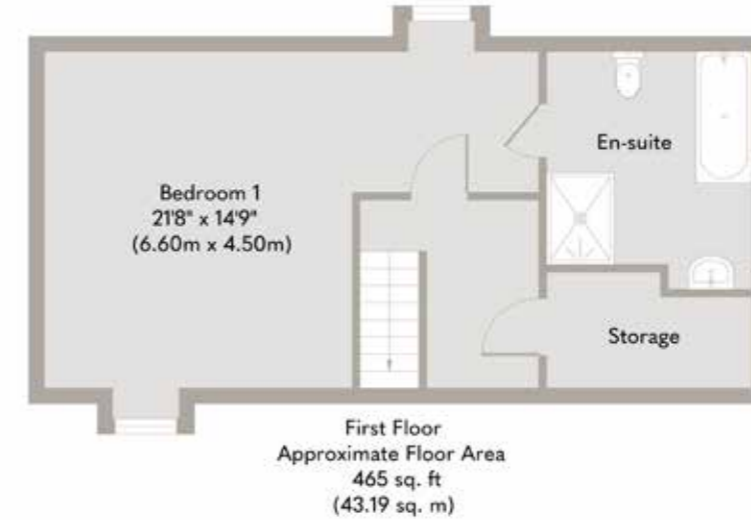
Currently run as a very popular holiday let, the property is equally suited as a main residence or coastal retreat.

The ground floor provides light and generously proportioned reception space, including a welcoming sitting room with wood-burning stove, and french doors to the garden, alongside a well-designed kitchen/dining room, ideal for social living. Two double bedrooms and a stylish family bathroom on this level offer versatility for guests, multi-generational living or single-level use. Upstairs, the principal bedroom enjoys pleasant views and is served by its own en-suite, plus useful landing storage.

Outside, the cottage benefits from a private established garden, south-facing entertaining terrace, driveway parking and a single garage, which offers further potential for conversion or incorporation into the main house (subject to planning).

Combining space, flexibility and an exceptional village setting close to the coast, this is a turnkey property with proven letting credentials and wide-ranging appeal.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Blakeney

A COASTAL GEM  
TO CALL HOME

Blakeney is a historic coastal village on the North Norfolk Coast, located around 28 miles north-west of Norwich and just over 5 miles from the market town of Holt, offering a distinctive seaside lifestyle with a strong sense of community and year-round appeal.

At the heart of village life is the quay on the River Glaven, where sailing, kayaking, crab fishing and seal-spotting are everyday pastimes. From here, boat trips run to Blakeney Point, home to one of England's largest colonies of grey seals and celebrated for birdwatching and wildlife experiences.

Blakeney's High Street and lanes are lined with pretty flint cottages, independent boutiques, art galleries, gift shops and cafés, while essentials are served by a SPAR convenience store, post office and local surgery. The village also offers a selection of quality pubs and restaurants — among them the Kings Arms and White Horse — and seasonal outlets specialising in fresh seafood and treats from the estuary.

Outdoor enthusiasts will appreciate the North Norfolk Coast Path and marshland walks that radiate from the quay east toward Cley and west toward Stiffkey, as well as opportunities for sailing, paddleboarding and long beach walks at nearby Wells-next-the-Sea and Holkham.

Blakeney combines rich maritime heritage, vibrant local retail and café culture, and outstanding natural landscapes, creating a lifestyle that celebrates coastal living, wildlife engagement and genuine village vitality with excellent connections to town and city amenities.



## Note from Sowerbys



“In a sought after village, the home is equally well suited as a main residence or a coastal retreat.”



### SERVICES CONNECTED

Services to be confirmed.

### COUNCIL TAX

Deleted.

### ENERGY EFFICIENCY RATING

D. Ref:- 9320-2050-1300-2197-3121

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///webcams.oblige.constrain

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# SOWERBYS

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