



THE STORY OF
35 Blakeney Road

Letheringsett, Norfolk

SOWERBYS



THE STORY OF

35 Blakeney Road

Letheringsett, Norfolk
NR25 7JL

Quintessential Norfolk Cottage

Two Double Bedrooms

Idyllic Riverside Setting

Generous Plot

Additional Outbuilding

Prime Location in the Glaven Valley

1,000 Sq. Ft. of Charming Accommodation

Easy Reach of Holt and Coast

Short Walk to Popular Pub

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A charming flint façade gives little away of the thoughtfully arranged accommodation within. An entrance vestibule welcomes you, with a characterful sitting room to one side, centred around a wood-burning stove, and a kitchen/breakfast room to the other. To the rear, a delightful garden room offers generous space for dining and relaxed seating, enjoying views over the grounds. A bathroom completes the ground floor.

Upstairs, two well-proportioned double bedrooms both command far-reaching views across the rolling countryside of the Glaven Valley.

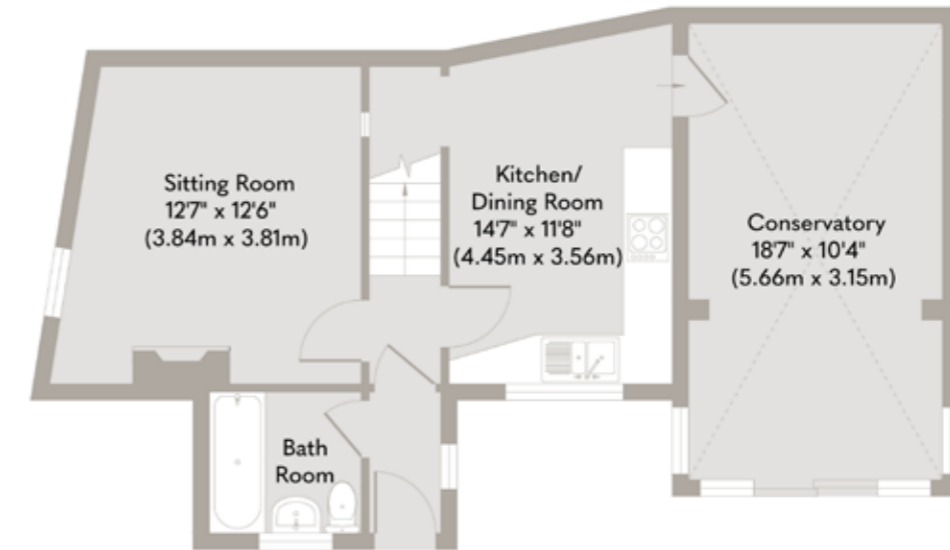
Outside is where this cottage truly comes into its own. The expansive garden stretches away as a sweeping lawn to the river's edge, where a picturesque timber viewing deck provides the perfect spot to pause and take in the setting. The plot also offers ample off-road parking and a substantial brick-built outbuilding, enhancing both practicality and potential.



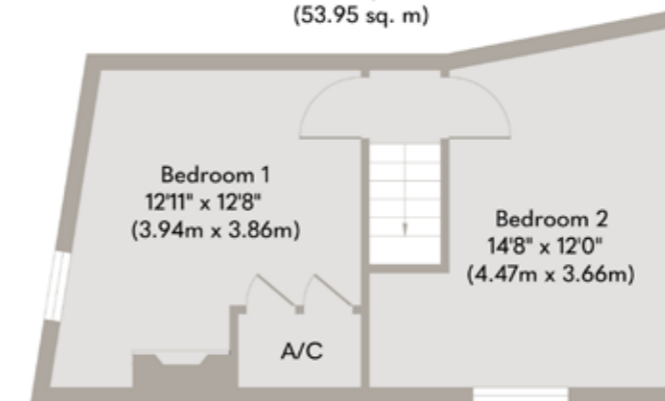


Two generous double bedrooms enjoy far-reaching views across the rolling Glaven Valley countryside.





Ground Floor
Approximate Floor Area
581 sq. ft
(53.95 sq. m)



First Floor
Approximate Floor Area
322 sq. ft
(29.88 sq. m)



Outbuilding
Approximate Floor Area
170 sq. ft
(15.77 sq. m)

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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Letheringsett

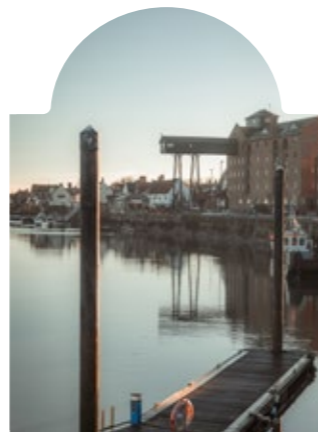
WHERE HISTORY MEETS
COUNTRYSIDE CHARM

Letheringsett is a picturesque and historic village set in the heart of North Norfolk, offering a perfect balance of rural tranquillity and accessibility. Surrounded by rolling countryside, farmland, and the gentle meandering waters of the River Glaven, the village boasts a quintessentially English charm. Despite its peaceful setting, Letheringsett benefits from being just a mile from the popular Georgian market town of Holt, where a variety of independent shops, boutiques, galleries, cafés, and restaurants provide a vibrant local scene.

One of Letheringsett's most notable landmarks is its fully operational watermill, the last working watermill in Norfolk, which continues to produce traditional stone-ground flour. This historic site, along with the village's pretty flint cottages and scenic landscapes, contributes to its enduring appeal. The award-winning King's Head pub is another highlight, offering locally sourced food and a warm, welcoming atmosphere, making it a favourite among both residents and visitors.

The surrounding countryside provides excellent opportunities for walking, cycling, and wildlife spotting, with numerous footpaths leading through woodlands, meadows, and along the river. Just a short drive away, the renowned North Norfolk coastline offers breathtaking scenery, vast sandy beaches, and Areas of Outstanding Natural Beauty, including Blakeney National Nature Reserve, famous for its seal colonies and birdwatching. Nearby, the coastal villages of Cley-next-the-Sea and Wells-next-the-Sea provide charming harbours, artisan shops, and fresh seafood.

Letheringsett is a highly desirable location for those looking to enjoy the very best of Norfolk's countryside and coastline.



Note from Sowerbys



“It is outside where this enchanting cottage truly excels, the expansive garden stretches away as a sweeping lawn to the river's edge.”



SERVICES CONNECTED

Mains electricity and water. Electric central heating. Drainage via septic tank.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

G. Ref:- 2308-3006-1205-3489-4204

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: ///living.bootleg.hamsters

AGENT'S NOTE

We have been made aware by the current owners that the property holds a restriction prohibiting a business being run from the property, which would include holiday letting.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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