



Flat 2
5 The Quay | Blakeney | Norfolk | NR25 7NF

 FINE & COUNTRY

QUAYSIDE GRANDEUR



This truly remarkable ground floor apartment forms part of Quay House, a Grade II* listed Georgian landmark with sweeping lawns leading down to Blakeney's famous quayside.

The panoramic marsh and harbour views have remained largely unchanged for centuries. The property combines light-filled contemporary spaces with grand period rooms and offers private garden space, off-street parking and access to communal lawns and large decked area overlooking the quayside.

All within a short stroll of the village's hotels, pubs, restaurants and village shop.



KEY FEATURES

- A Stunning Grade II* Listed Georgian Apartment within the Landmark Quay House in Blakeney
- Magnificent Sitting Room with High Ceilings, Panelling & Marsh Views
- Light Filled Kitchen/Dining Room with Lantern Roof and Bi Fold Doors to Garden plus a Large Cellar
- Four Bedrooms, Two with En-Suites and a Family Bathroom
- Private South Facing Walled Patio Garden, South East Facing Morning Garden plus Access to Communal Lawned Gardens Running to the Quayside
- Stunning Marsh and Harbour Views from Principal Room and Quayside Decking
- Allocated Off-Street Parking within the Grounds
- Central Position in Blakeney Close to Hotels, Pubs, Restaurants and Village Shop
- The Accommodation extends to 1,356sq.ft
- Energy Rating: C

This is a substantial, carefully refined and updated coastal home that balances the drama of its Georgian architecture and quayside setting with the practicality of single level living and offers private outside space and parking in one of North Norfolk's most sought-after villages.

Hooked By The View

"Blakeney was not planned, but on driving past the property and seeing a for sale board, the visual magnificence of Quay House and its unrivalled views across the marshes, an aspect unchanged in hundreds of years, had us hooked," the owners explained when asked what first drew them to the property. "Norfolk was home for our first 30 years, and family and school friends drew us back as we neared retirement. The opportunity to share our love of the county with our children and grandchildren, and to renew long standing childhood friendships, was the real motivation." The owners added, "Our neighbours, aged 95, told me the house was built for a ship owner and sea captain in the 1730s when Blakeney was a busy port, and the wood beam above their fireplace comes from his ship." The generous proportions, brick and flint construction and Georgian sash windows all certainly reflect that maritime prosperity. Over time the building has been sensitively divided into apartments, and Flat 2 benefits from a private ground floor entrance, high ceilinged rooms and direct access both to its own gardens and to the shared lawns that sweep down towards the waterfront.





KEY FEATURES

A Grand Interior

The private entrance opens into a welcoming hallway that immediately reveals the scale and character of the apartment, with high ceilings and period detailing setting the tone. To the quayside side of the plan sits the magnificent sitting room, a panelled space with a feature fireplace and tall Georgian style windows framing long views across the communal lawns to the marshes and harbour, giving the room a sense of occasion that suits relaxed evenings as much it does larger gatherings. From the hall, the layout flows towards the reconfigured kitchen/dining room, where a large lantern roof and broad glazed doors draw light deep into the space and open straight onto the south facing patio garden, turning this into the everyday hub of the home. The kitchen area is arranged to one side, leaving ample room for the dining area making it easy to move between inside and outside when entertaining. An inner hallway leads to the original bedroom accommodation, which offers a choice of double bedrooms and a combined bath and shower room, allowing visiting family or friends to be comfortably accommodated while preserving privacy for the owners. A central hall provides access to the properties extensions providing two additional en-suite double bedrooms, which overlook the south east facing patio garden. "The property is somewhere we could have happily made our main home - in fact our neighbours in Flat 1 have lived here permanently for 40 years!" the owners said.

A Labour of Love

The current owners have undertaken a comprehensive programme of works to create a warm and practical home within this historic building. "It took 12 months with architects and planners engaged and a huge investment to turn Flat 2 into a beautiful home," they described, lowering the external ground level by about 18 inches to compensate for the absence of a damp course in the three-hundred-year-old structure. The kitchen was demolished and rebuilt, bathroom walls were tanked, and all fixtures and fittings were renewed. In 2020 all the floor joists and walls in the original rear bedrooms were replaced and French oak flooring has been laid throughout. This has been complemented by more recent, approved alterations and a single storey extension in 2023, that respect the listed status. This apartment stands out for the way it marries the drama of a front-line quayside position with the comfort of sheltered, private outside space behind. The principal rooms take full advantage of the light and views, from the ever-changing marshland at the front to the almost tropical feel of the south facing walled garden when the sun is shining. The accommodation is arranged largely on one level, and the newer sections are well insulated with underfloor heating, so the property feels warm and snug even when northerly winds sweep across the harbour.





KEY FEATURES

Favourite Spaces

"The kitchen/diner with the large atrium is always light, and opening the bifold doors onto the south facing 'sun trap' colourful patio garden is special," the owners commented, highlighting how this has become the natural gathering place for family meals and informal entertaining. In contrast, the sitting room comes into its own on winter days, when the wood burner, high ceiling, panelling and large windows make it both cosy and impressive, particularly when high tides briefly transform the marsh into a lagoon beyond the glass.

The Outside

Quay House is reached through gates from the quay, with a shingled drive leading up to the front of the building and providing convenient parking for residents' vehicles close to the entrance. In front, broad communal lawns sweep down towards the water and create a fitting setting for the building's wonderful Georgian façade.

Flat 2 also benefits from its own walled, south facing patio garden to the rear, planted for colour and creating a warm, sheltered setting for outdoor dining and relaxation. To the front, a large area of communal decking, funded from the house funds, forms a sociable vantage point for morning coffee, lazy lunches or evening drinks while watching Blakeney's annual water sports, the Greasy Pole event and autumn fireworks. The grounds are tended by a gardener, with occasional residents' working parties to refresh planting, and wildlife visitors include ducks, a rabbit and the occasional deer.

On Leaving

"Driving through the gates from the quay and realising we are so lucky to have made wonderful memories with family and friends in such a beautiful home in a wonderful village" the owners said they will remember most, along with the excitement of grandchildren piling into what they have always called "the seaside house." Hosting old school friends from Norwich, enjoying theatre trips, Fakenham market days and the many places to eat along the North Norfolk coast have all been part of their time here, and although circumstances now prompt a move, long standing friendships nearby mean that Blakeney will remain an important part of their life.





























INFORMATION



Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

North Norfolk District Council - Council Tax Band E

Freehold is owned by Quay House Blakeney Management Ltd with the flat having a 999 year lease with 970 years remaining

On The Doorstep

Blakeney sits within the Blakeney National Nature Reserve in the North Norfolk Coast Area of Outstanding Natural Beauty, surrounded by salt marshes, creeks and wide skies that attract walkers, sailors and wildlife lovers. Once a thriving port, the village now offers a picturesque quayside lined with traditional brick and flint buildings, together with practical amenities that include two well-known hotels, Blakeney Hotel and The Manor Coastal Hotel & Inn, a supermarket, a range of shops, restaurants and pubs, a village shop and a primary school. "The village offers so much, from The Blakeney Players, the historical society, the British Legion programme of events, sailing, coastal rowing, the park with tennis courts and a great play area, and The Two Magpies for wonderful coffee and cakes," the owner said, while the Georgian market town of Holt, approximately 7 miles away, provides a broader selection of shops and services and is home to Gresham's School. Walsingham, around 20 minutes away, is a historic pilgrimage village with Anglican and Catholic shrines, the atmospheric ruins and parkland of Walsingham Abbey, and the family friendly Wells and Walsingham Light Railway to the coast. Holkham, also about 20 minutes by car, centres on Holkham Hall and its grand park, walled garden, lakes and woodland trails, together with the vast Holkham beach and nature reserve, often regarded as one of the finest on the north Norfolk coast. Binham Priory, approximately 11 minutes from the village, offers impressive monastic ruins with a still active parish church in the nave, set in open countryside that makes it an evocative spot for short walks and local history.

How Far Is It To?

Blakeney lies on the North Norfolk coast with the broader coastline, nature reserves and beaches easily reached by car in both directions, allowing straightforward day trips to the neighbouring villages and an amazing choice of walking routes. The drive from Fakenham to Blakeney is about 14 miles and typically takes just over 20 minutes by car, giving convenient access to the town's facilities and weekly market. Norwich can generally be reached in under an hour by road, offering mainline rail services, while routes such as the A148 and A149 link the village with other parts of Norfolk and the wider region.

Directions

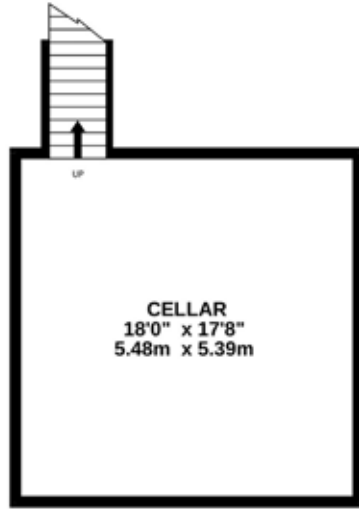
From Fakenham take the A148 towards Holt and turn left onto the B1156 as signposted to Blakeney. Turn left on Blakeney Long Lane and continue straight ahead as it becomes Saxlingham Road. At the junction with New Road (the A149), turn left and continue straight as it becomes Morston Road, then turn right at the signpost for Blakeney Quay heading into Westgate Street. As this curves around into the quay, the property will be found on the right almost as soon as the inlet appears on the opposite side.

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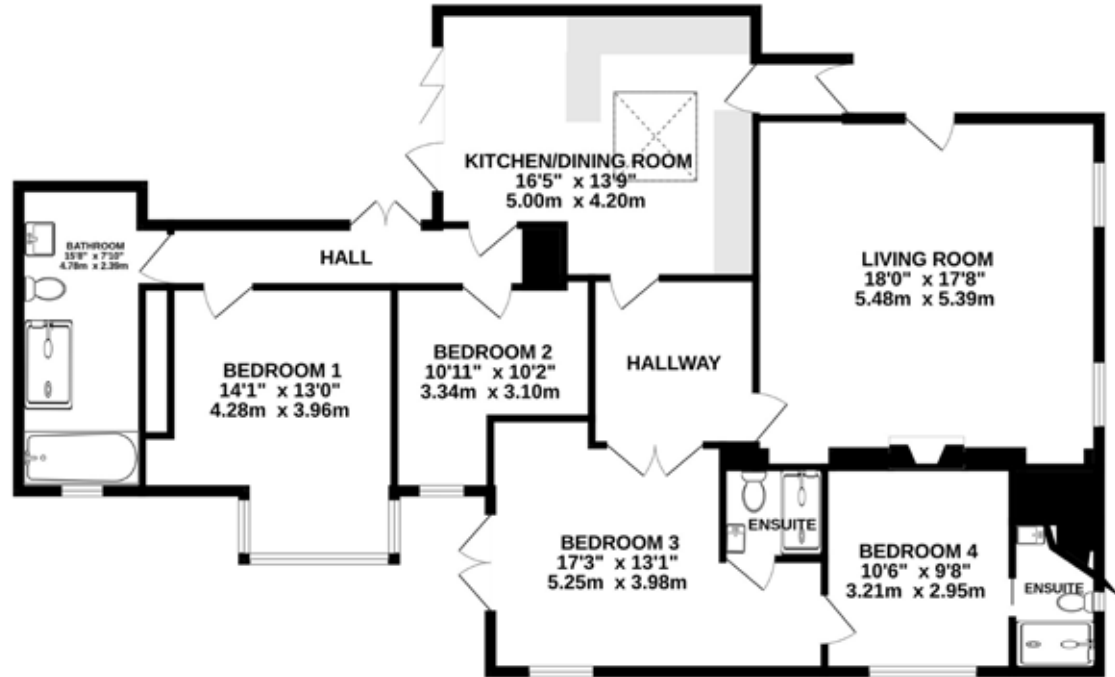
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CELLAR
336 sq.ft. (31.2 sq.m.) approx.



GROUND FLOOR
1356 sq.ft. (125.9 sq.m.) approx.



TOTAL FLOOR AREA : 1691 sq.ft. (157.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	73
EU Directive 2002/91/EC			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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Fine & Country Fakenham
1 Bridge Street, Fakenham, NR21 9AG
01328 854190 | fakenham@fineandcountry.com

