THE STORY OF

The Haven

Blakeney, Norfolk

A beautifully appointed three bedroom detached property situated in a quiet position in a most desirable village

SOWERBYS

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Samphire Close, Blakeney
Norfolk

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Distinctive Contemporary Architectural Design

Three Generous Bedrooms, All with Vaulted Ceilings and two with Juliette Balconies

Two Bath/Shower Rooms Plus Ground Floor Cloakroom

Impressive, Vaulted Kitchen/Dining Room with Range Cooker

Spacious Sitting Room with Exposed Brick Fireplace and Wood-Burning Stove

Separate Snug and Useful Utility Room

Private Established Garden with Paved Seating Areas

Detached Garage and Generous Gravelled Parking

Close To Blakeney Quay and the North Norfolk Coast

Versatile Property, Ideal as a Permanent Residence, Second Home or Holiday Let

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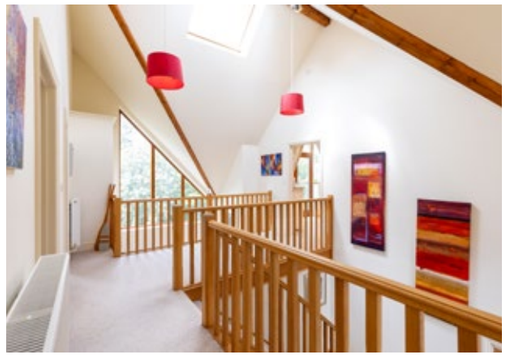
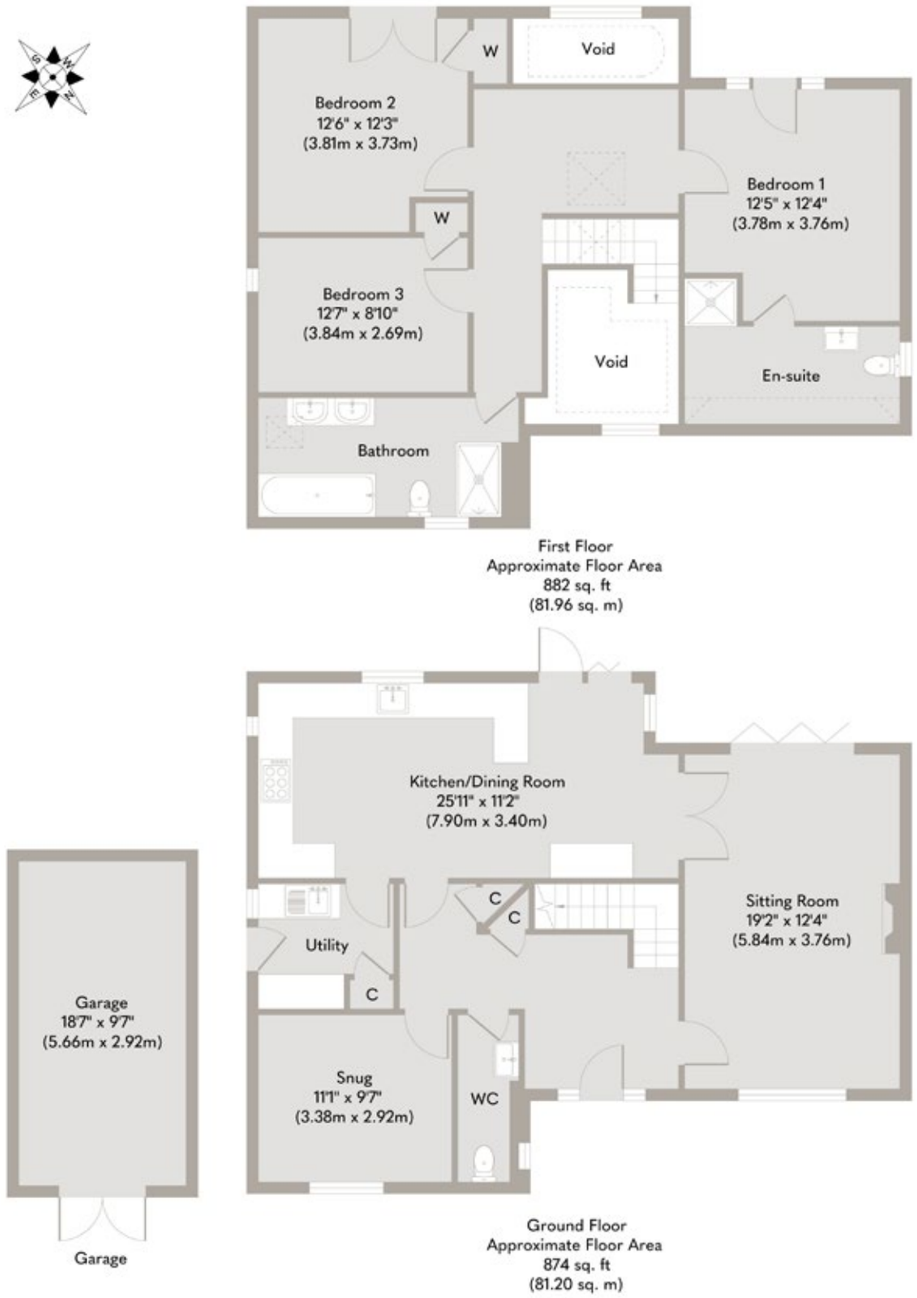
A distinctive contemporary home in a wonderfully peaceful coastal setting. Tucked away within a small and thoughtfully designed development, this distinctive contemporary home combines architectural flair with an exceptionally peaceful setting, while remaining wonderfully convenient for the timeless attractions of Blakeney and the North Norfolk coast. Designed with an appreciation for light, volume and natural materials, the house has an individuality that sets it apart. Striking vaulted sections rise through the heart of the accommodation, creating a wonderful sense of space and allowing natural light to flood the principal living areas. Exposed timber beams, warm oak joinery and extensive glazing add character and warmth to what is otherwise an inherently modern home.

The ground floor is centred around a superb open-plan kitchen and dining room, fitted with an attractive painted cabinetry scheme, granite work surfaces and a range-style cooker, while the adjoining dining area enjoys a dramatic vaulted ceiling and extensive glazing with doors that open directly outside. A separate dual aspect sitting room provides a more intimate retreat, with a handsome exposed brick fireplace and wood-burning stove forming a natural focal point. There are also a useful snug, utility room and cloakroom.

Upstairs, three well-proportioned bedrooms are arranged around a light-filled landing, with the principal bedroom also benefitting from an impressive, vaulted ceiling, exposed timber beam and glazed doors opening onto a Juliette-style balcony. The principal bedroom also benefits from an en-suite shower room, while a generous family bathroom serves the remaining bedrooms.

Outside, the property enjoys a private garden with mature planting and established trees that create a degree of privacy, while paved seating areas provide space for outdoor dining and relaxing. The gardens are complemented by a broad gravelled approach, providing excellent parking and easy access to the detached garage. The detached garage is a particularly useful addition, offering secure parking, storage and practical space for those embracing the coastal lifestyle.





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 and post office. 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 the Vendor

"We love the build quality of the house, the peace and quiet, the village atmosphere and the beautiful countryside and coastline."

SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 2603-3065-3208-0876-6204.

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: ///reinstate.download.pots

AGENT'S NOTE

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc may be available by separate negotiation if required.

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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