

THE STORY OF  
**30 Blakeney Road**  
*Letheringsett, Norfolk*

**SOWERBYS**



THE STORY OF

# 30 Blakeney Road

Letheringsett, Norfolk  
NR25 7JL

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Detached Period Cottage

No Onward Chain

Garage and Parking

Glaven Valley Views

Beautiful Landscaped Gardens

Two First Floor Bedrooms and  
Small Ground Floor Bedroom

Conservatory

Modernisation Required Throughout

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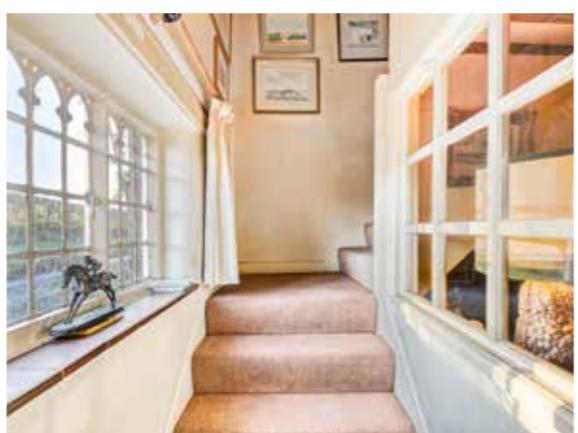
**N**estled in the heart of a desirable village on the outskirts of Holt, this delightful cottage boasts an attractive façade and a wealth of character throughout. Enjoying beautiful views across the Glaven Valley, the property also benefits from the serene River Glaven running along the bottom of the garden - an idyllic and rarely found feature.

While the cottage would benefit from some modernisation, it retains charming period details and offers a warm, welcoming atmosphere. The ground floor features one light-filled reception room, a small ground floor bedroom, and a conservatory that opens directly onto the garden.

Upstairs, you will find two bedrooms and a family bathroom.

The garden is a particular highlight: mature beds, far-reaching valley views, and a wonderfully peaceful setting create a superb outdoor space. To the front, there is parking for a couple of vehicles, as well as a detached garage.

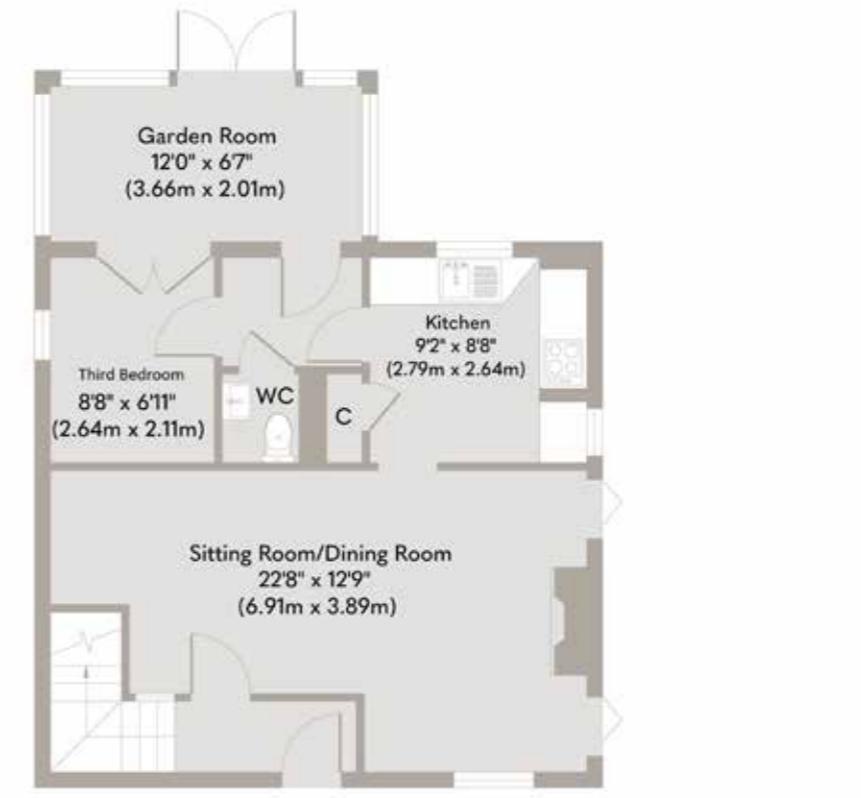
Offered with no onward chain, this is a fantastic opportunity to create a truly special home in an outstanding location.





A cottage full of character with a warm, welcoming atmosphere.





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 the Vendor



“Nestled in the heart of a desirable village on the outskirts of Holt.”



### SERVICES CONNECTED

Mains water and electricity. Heating and Drainage to be confirmed.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

F. Ref:- 0699-3957-2202-4665-0200

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: //underway.ballroom.kiosk

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# 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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