



INTRODUCING

The Seaside House

Blakeney, Norfolk

SOWERBYS



THE STORY OF

The Seaside House

Blakeney, Norfolk
NR25 7NT

Elegant Grade II Listed
Georgian Cottage

Prime Position on
Blakeney High Street

Character Features
including Open Fireplace

Two Generous First
Floor Bedrooms

Well-Appointed Kitchen
with Useful Cellar

Split-Level Landing and
Family Bathroom

Attractive West-Facing
Rear Garden

Walking Distance to
Coastal Amenities

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Occupying a delightful position along the desirable High Street in the heart of Blakeney, this elegant Grade II listed Georgian cottage offers beautifully presented accommodation, full of character and coastal charm.

The property opens via an entrance porch into a welcoming sitting room featuring an open fireplace, creating a warm and inviting focal point. The well-appointed kitchen is complemented by a useful cellar and rear hall, whilst to the first floor a split-level landing provides access to two generous bedrooms and a family bathroom. The cottage further benefits from central heating via an electric boiler.

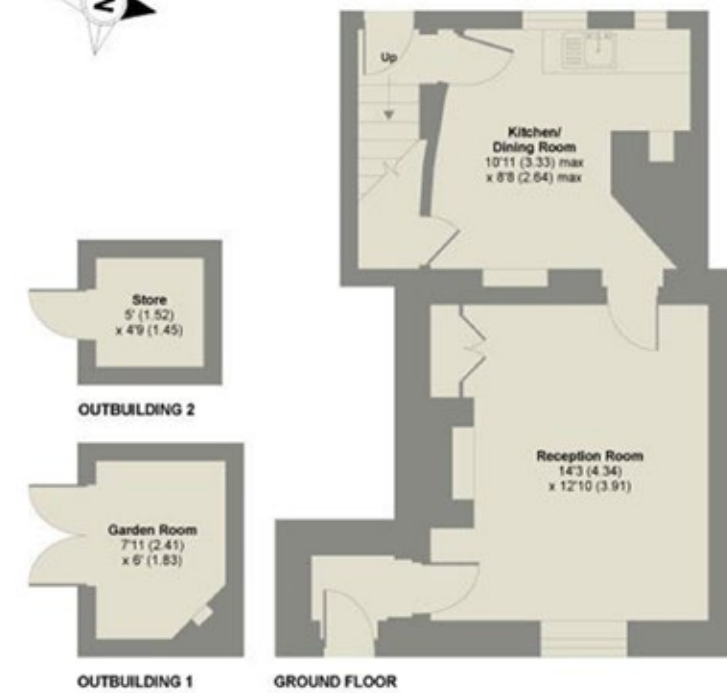
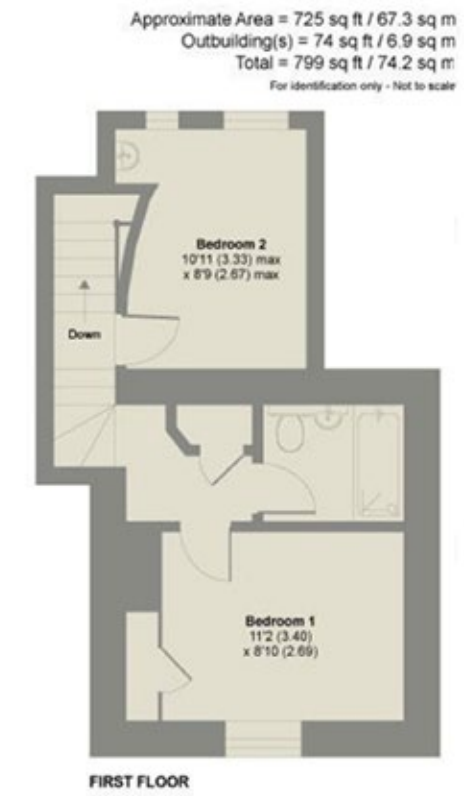
Outside, to the rear of the property, is a particularly attractive walled garden enjoying a west-facing aspect, ideal for relaxing and entertaining into the evening sun.

Blakeney remains one of the most desirable villages along the North Norfolk coastline, set within an Area of Outstanding Natural Beauty renowned for its expansive marshes, open skies and coastal walks. The village itself offers an excellent range of amenities including independent shops, cafés, restaurants and traditional pubs, together with a supermarket, doctors' surgery and primary school. The Georgian market town of Holt lies approximately five miles to the south-east.



An elegant Georgian
cottage full of character
and coastal charm.





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 the Vendor



“The west-facing walled garden is ideal for relaxing into the evening sun.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric boiler.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2075-3058-8209-0346-3204.

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: ///sunroof.lousy.fizzy

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SOWERBYS

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