



THE STORY OF

Lark Cottage

Blakeney, Norfolk

SOWERBYS



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Lark Cottage

Morston Road, Blakeney, Norfolk
NR25 7BG

Detached Three Bedroom Home of 3,200 sq. ft.

Western Edge of Village Location

Delightful Grounds of 5 Acres (STMS)

Tennis Court and Swimming Pool

Summer House

Stunning Coastal Views

Immediate Access onto Coastal Path

Four Bay Cart Shed/Boat House

Incredibly Private Setting

Direct Access onto Tidal Channel

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...an exceptional degree of flexibility whether for family living, hosting extended guests, or simply embracing a slower coastal pace.





With far-reaching views over open skies and salt marsh, and direct access to the coastal path, this is a home designed as much for living outdoors as within.

Approached via a gravel drive, the sense of privacy is immediate. The house itself, traditionally built of brick and flint beneath a tiled roof, extends to almost 3,200 sq ft, offering an exceptional degree of flexibility whether for full-time family living, hosting extended guests, or simply embracing a slower coastal pace.

On the ground floor the kitchen/dining room forms the heart of the home. With its stone floor, granite work surfaces and generous proportions, it is a space made for gathering. French doors draw the outside in, opening onto a large terrace that flows seamlessly towards the swimming pool, ideal for long summer lunches, barefoot children running between house and garden, and evenings that stretch late into the golden light.

Upstairs, the principal bedroom is a true sanctuary. French doors open onto a private balcony, perfectly positioned to take in the ever-changing light across the marshes. Early mornings here are magical, imagine coffee in hand, watching the tide shift as seabirds wheel overhead. The en-suite bathroom by Neptune adds a refined touch, blending understated luxury with coastal style. Bedroom two shares similarly sublime views, making waking up here a daily privilege rather than an occasion.



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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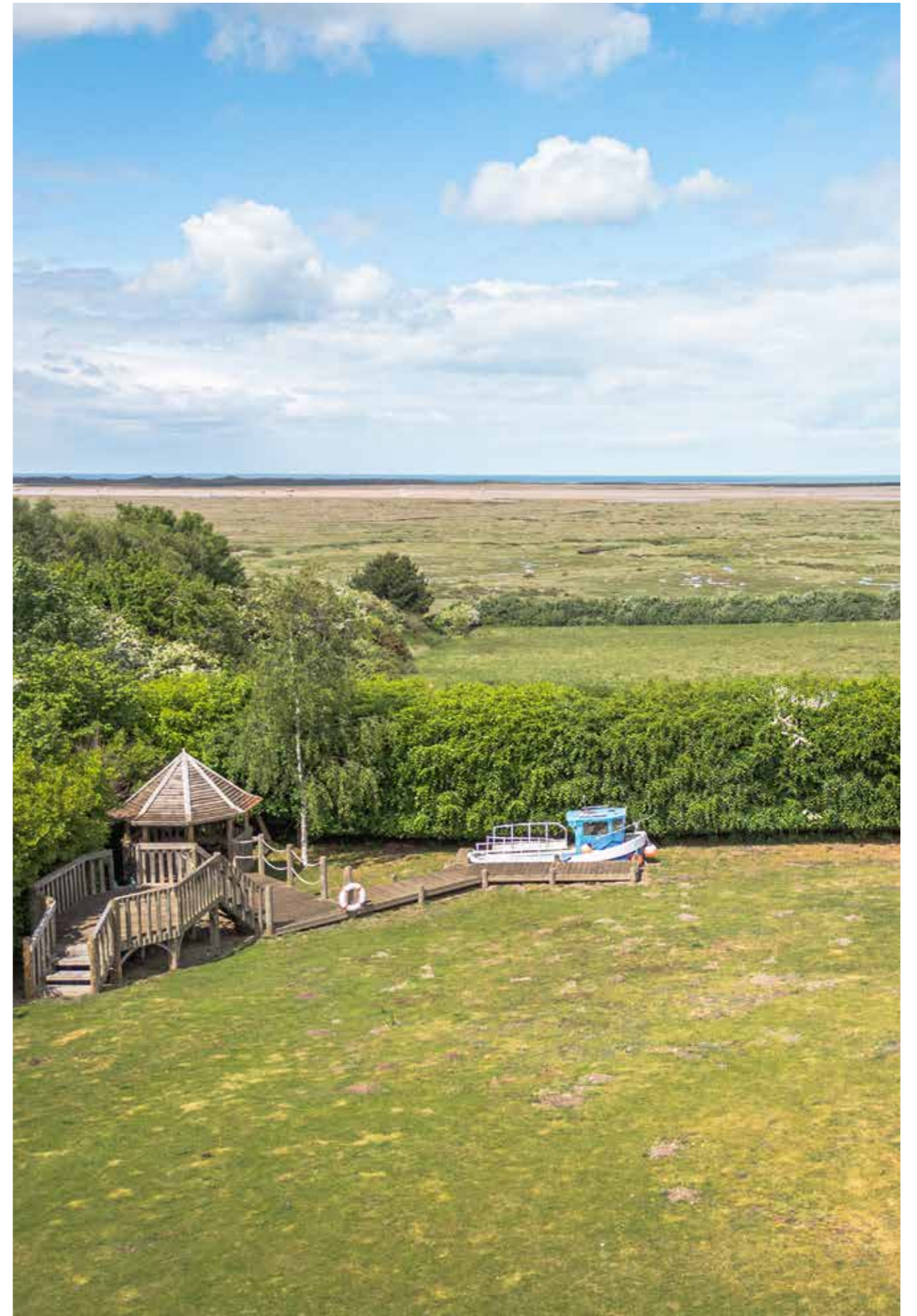
The garden is predominantly laid to lawn, providing space to breathe and room to play. A charming summer house, or tennis pavilion, sits beside the hard tennis court, creating a wonderful focal point for relaxed afternoons and friendly competition. From here, it's just a short stroll back to the house or onward towards the coast. The gardens measure approximately 2 acres, with a further 3 acres of fields.

For those drawn to the water, the lifestyle offering is exceptional. A quiet channel approximately 200 metres from the property is home to a recently built pontoon, ideal for launching a tender or small boat. Whether crabbing with children, setting off for a sail, or simply exploring the creeks, the connection to the sea is effortless. The coastal path is directly accessible via a footpath, placing some of the county's most breathtaking walks quite literally on your doorstep. Practicality is equally well considered. The four-bay garage/boat store provides extensive storage and offers exciting potential for conversion to additional accommodation, subject to the necessary consents.

Lark Cottage is more than a coastal house; it is a place to gather, to entertain, to unwind and to reconnect with nature. Private yet connected, refined yet relaxed, it captures the very best of life on the North Norfolk coast.



A quiet channel approximately 200 metres from the property is home to a recently built pontoon, ideal for launching a tender or small boat.



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 Sowerbys



“Private yet connected, refined yet relaxed, it captures the very best of life on the North Norfolk coast.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 9118-3039-0206-4464-1200.

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: ///under.respected.healthier

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SOWERBYS

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