



White Horse Cottage
33 Blakeney Road | Letheringsett | Norfolk | NR25 7JL

 FINE & COUNTRY

RIVERSIDE COUNTRY LIVING



A beautifully extended period cottage overlooking the Glaven Valley close to Holt, combining character rooms and striking open plan living space.

This property is offered to market with no onward chain, simply move in and enjoy this turn-key home in a coveted location.



KEY FEATURES

- A Beautifully Extended Period Cottage in an Elevated Position with Glaven Valley Views
- Three Double Bedrooms, Shower Room and Bathroom
- Contemporary Glazed Open-Plan Kitchen/Dining/Living Extension
- Second Kitchen/Utility Room and Ground Floor WC
- Three Further Reception Rooms
- Character Features Found Throughout
- Garage and Off-Street Parking
- Wonderfully Planted Garden with River Frontage, Summer House and Separate Allotment
- Desirable Location within the Glaven Valley, close to Holt and the North Norfolk Coast
- The Accommodation extends to 2,571sq.ft including Garage
- Energy Rating: E

Set above the beautiful Glaven Valley and surrounded by some of North Norfolk's most captivating countryside, this exceptional brick and flint cottage offers a rare opportunity to embrace a slower pace of life in an idyllic riverside setting. Immaculately presented and thoughtfully extended, the property combines timeless character with contemporary comfort, creating a remarkable home where stunning gardens, open views and elegant interiors come together in perfect harmony.

Cosy Corners & Contemporary Space

Beautifully maintained, the accommodation has been designed to celebrate both the heritage of the original cottage and the breathtaking landscape beyond. Character features are found throughout, creating warmth and authenticity, while the striking glazed extension introduces a wonderful sense of light, space, and connection to the outdoors. At the heart of the home is an impressive open-plan kitchen/dining area opening out into living space where expansive glazing frames the surrounding gardens and valley views. With underfloor heating, this space is designed for modern living and entertaining, flowing effortlessly between cooking, dining, and relaxation, while the sliding bifolds invite the outside in during the warmer months. During winter, the slightly elevated position offers fantastic wintry vista too, a room for all seasons. Character features remain throughout the original cottage - beams and a huge fireplace with wood burner in the stunning formal dining area create a real sense of occasion for grown up suppers and is just beautiful when decorated with greenery and lights at Christmas; the original cottage sitting room with its wood burner is a cosy retreat during the cooler months, whilst a fabulous second kitchen with Everhot Range, is so handy when entertaining a crowd and for keeping the working parts of the home hidden, with plenty of space for laundry.





KEY FEATURES

This was the original cottage kitchen and still has the hook for wine sacs hanging from the beam. The earthy natural colour palette found throughout the home compliments the location perfectly, while the extension adds flexibility, scale and a much stronger sense of flow than is often found in period homes. The result is a beautifully maintained series of welcoming and characterful spaces, offering flexibility whether looking for a peaceful retirement, a family life, or an entertaining stage.

A Peaceful Sleep

The first floor continues the home's sense of comfort and tranquillity, with three generous double bedrooms enjoying delightful outlooks across the surrounding countryside. The principal bedroom benefits from air conditioning and its own beautifully appointed ensuite and the family bathroom serving the other two bedrooms, blends practicality with understated elegance. Every room has been carefully cared for and presented, creating a home that is ready to be enjoyed from the moment of arrival. Whether waking to the rural setting, working from home or unwinding after a day exploring the nearby coast, the atmosphere throughout is one of peace, comfort, and refinement.

Step Outside

The gardens are nothing short of exceptional. Wonderfully planted and lovingly maintained, they provide a series of enchanting outdoor spaces designed to be enjoyed throughout the seasons. Sweeping lawns, colourful borders, and mature planting lead down to the river frontage, where a charming summer house with electricity, heating and Wi-Fi is found, the closest point to the river. This makes an inspiring home office, art studio, or place to observe an abundance of wildlife, including a family of otters, barn owls, egrets, herons, and geese. The large, decked terrace of the contemporary extension is an idyllic setting for outdoor dining and entertaining, with ample space for dining and sofa furniture, fire pits, and barbecues. From here the views of the gardens, water meadows and across the river to the wetland habitat, (created to encourage wildlife and an area that can never be built on, preserving the views) are stunning. In addition to the main gardens, an extra piece of land, included in the title, is just a short walk away and provides space to cultivate fruit, vegetables, and flowers, embracing a true country lifestyle and would make a fabulous offering for those looking to embrace a sustainable lifestyle. With private parking, a garage, beautiful surroundings, and immediate access to the best of North Norfolk, this is a home that captures the essence of rural living while remaining moments from Holt, the coastline and the area's most sought-after villages.

































INFORMATION



On The Doorstep

Holt, a vibrant Georgian town is just a few minutes' drive away, with independent shops, artisanal businesses, and lively year-round events, from the eclectic Holt Art Projects to the nostalgic 1940s Weekend. Holt Country Park, literally a mile out of town offers walks in nature with Forestry Commission events and a café in situ.

How Far Is It To?

A little further afield is the diverse North Norfolk Coast, a designated Area of Outstanding Natural Beauty with salt marshes, tidal creeks, and of course the sea offering opportunities for paddleboarding, seal-spotting, or simply soaking up the scenery. The towns offer a mix of relaxed dining, boutique stays, and unforgettable wildlife experiences. To the East Sheringham offers a station with links to Norwich and on to London so commuting is never out of reach, however rural you feel when at home.

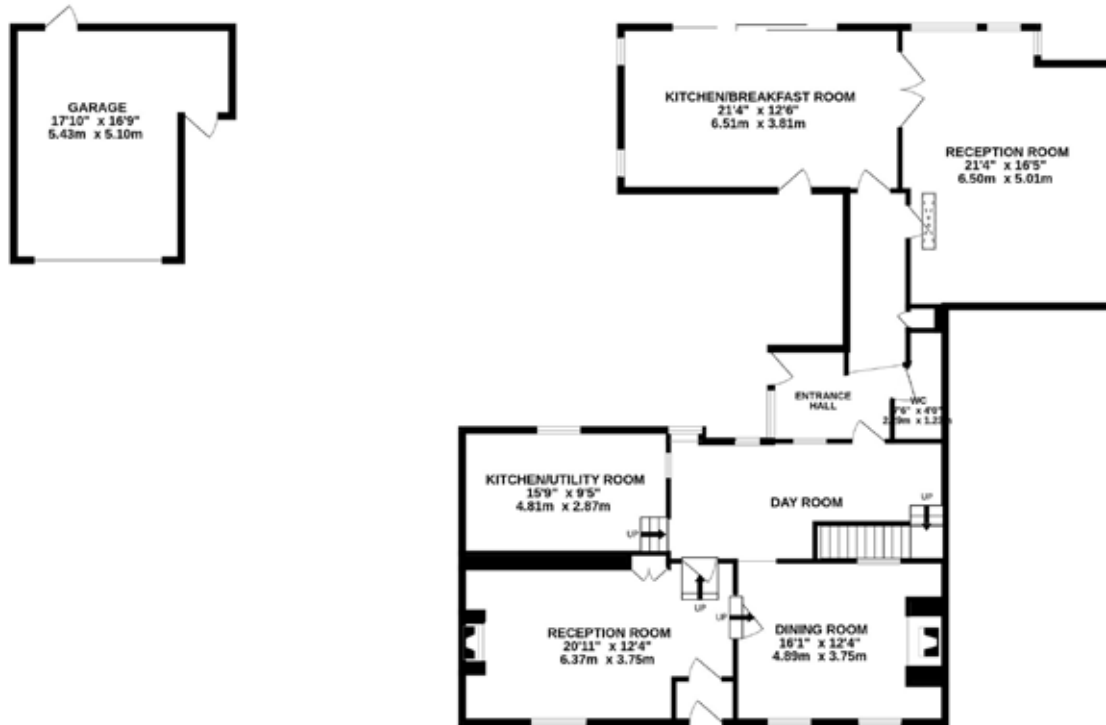
Directions

Leave Fakenham on the A148 Holt Road heading to the village of Thursford. Continue along the A148 towards Letheringsett and then turn left onto Blakeney Road, whereby White Horse Cottage will be found on the right hand side.

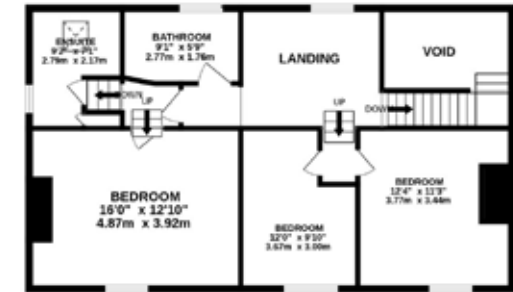
Services, District Council and Tenure

Oil Central Heating, Mains Water, Drainage via Septic Tank
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 F
Freehold

GROUND FLOOR
1792 sq.ft. (166.5 sq.m.) approx.



1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 2571 sq.ft. (238.8 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		77
(55-68)	D		
(39-54)	E		48
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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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1 Bridge Street, Fakenham, NR21 9AG

01328 854190 | fakenham@fineandcountry.com

