



Larkfields
144 Morston Road | Blakeney | Norfolk | NR25 7BG

BREATHTAKING VIEWS



This truly unique and outstanding New England inspired property and the views from it, really does take your breath away.

The panoramic salt marsh views here, have remained largely unchanged for centuries.

The property combines light-filled spaces with rooms that bring the outside in, with a large wrap around terrace and balcony.

Whilst the heated swimming pool and all-weather tennis court provides hours of entertainment.



KEY FEATURES

- An Outstanding New England Inspired Property situated in Blakeney with Views of the North Norfolk Coastline
- Four Bedrooms and Two Bathrooms
- Principal Bedroom with Dressing Room and an En-Suite Shower Room
- Bedrooms Two and Three have access to a Jack & Jill Bathroom, whilst all First Floor Bedrooms have access to the Wrap Around Balcony
- Kitchen/Dining Room, Separate Utility/Pantry and Boot Room with WC
- Drawing Room and Family Room/Bedroom Four
- The Outbuildings include a Loggia Covered BBQ Area with Kitchenette & WC, a Summerhouse and Two Garden Stores
- Heated Outdoor Swimming Pool and All Weather Tennis Court
- Garage Block with Four Garages and Driveway providing Plenty of Parking
- The Accommodation extends to 4,987 sq.ft
- Energy Rating: B

There are homes that impress, and then there are homes that leave a lasting impression.

Where Architecture Meets the Coast

Occupying one of the most remarkable positions on the North Norfolk coastline, Larkfields is a home where architecture, landscape and lifestyle exist in perfect harmony. Inspired by the timeless elegance of New England's Cape Cod and The Hamptons, this exceptional coastal residence has been thoughtfully designed to celebrate its extraordinary surroundings, with uninterrupted views stretching across the salt marshes towards Blakeney Point and the sea beyond. From first light, when the marshes glow beneath an ever-changing sky, to spectacular sunsets reflected across the tidal creeks, every day here is shaped by nature's theatre. Floor-to-ceiling glazing, French doors and beautifully proportioned living spaces ensure the landscape is never out of sight, while expansive terraces and balconies create a seamless connection between inside and out.

New England Living

Completed in 2022 to an exacting standard, Larkfields offers almost 5,000 square feet of beautifully curated accommodation where understated luxury meets relaxed coastal living. Every finish has been carefully considered, from the handcrafted Bryan Turner kitchen and elegant Neptune bathrooms to the warmth of ash flooring and bespoke architectural detailing throughout. Designed equally for quiet family life and effortless entertaining, the heart of the home is a spectacular kitchen and dining space where conversations naturally flow onto the wraparound terrace overlooking the coast. The drawing room offers a more intimate retreat, centred around an open fireplace, while every principal reception room has been positioned to capture the magnificent views.





KEY FEATURES

The first floor provides a sanctuary of calm. The principal suite enjoys breathtaking panoramic vistas, complemented by a dressing area, an elegant en-suite and direct access to the balcony, where morning coffee is accompanied by little more than birdsong and sea air. Two further bedrooms share a beautifully appointed Jack and Jill bathroom, while a fourth bedroom or family room on the ground floor provides welcome flexibility for guests or multi-generational living.

Outside Entertaining

Whether enjoying summer afternoons beside the heated swimming pool, a game of tennis on the all-weather court, or long evenings entertaining beneath the covered loggia complete with outdoor kitchen, every element has been designed to embrace outdoor living. The charming summerhouse provides an idyllic home office or creative retreat, while the beautifully landscaped gardens transition naturally into wildflower meadows and open fields leading towards the coastal path. There are four garages and there is potential to convert some or all of this block to additional accommodation, if required.

Explore The Area

Few homes offer such a remarkable sense of privacy whilst remaining moments from one of Norfolk's most celebrated coastal villages. From sailing and paddleboarding to birdwatching, coastal walks and exceptional dining, Blakeney offers a way of life that is both peaceful and wonderfully connected to the landscape that surrounds it. Larkfields is more than an exceptional house. It is an opportunity to own one of North Norfolk's finest contemporary coastal homes, where every season brings a different perspective and every day begins with one of England's most spectacular views. Life in Blakeney revolves around the tides, the changing light and a pace that encourages you to slow down and savour every moment. From morning walks along the marshes to afternoons spent sailing from the quay or enjoying fresh seafood in one of the village's acclaimed restaurants, this is a location that has captivated generations. Surrounded by protected coastline and renowned nature reserves, Blakeney offers an exceptional lifestyle for those who value the outdoors. Wildlife enthusiasts will delight in the famous seal colonies and internationally important birdlife, while golfers, sailors and walkers are equally well catered for. Nearby Holt adds independent boutiques, galleries and cafés, together with the highly regarded Gresham's School, making the area as practical as it is picturesque. With Norwich providing excellent rail links to London and the wider region within easy reach, Larkfields offers the rare balance of complete coastal tranquillity without compromising on accessibility.

































INFORMATION



Services, District Council and Tenure

HEATING, WATER AND DRAINAGE TBA

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 G

Freehold

On The Doorstep

Blakeney sits within the Blakeney National Nature Reserve in the North Norfolk Coast Area of Outstanding Natural Beauty, surrounded by salt marshes, creeks and wide skies that attract walkers, sailors and wildlife lovers. Once a thriving port, the village now offers a picturesque quayside lined with traditional brick and flint buildings, together with practical amenities that include two well-known hotels, Blakeney Hotel and The Manor Coastal Hotel & Inn, a supermarket, a range of shops, restaurants and pubs, a village shop, a primary school and a local doctors' surgery. The village offers so much, from The Blakeney Players, the historical society, the British Legion programme of events, sailing, coastal rowing, the park with tennis courts and a great play area, and The Two Magpies for wonderful coffee and cakes. While the Georgian market town of Holt, approximately 7 miles away, provides a broader selection of shops and services and is home to Gresham's School. Walsingham, around 20 minutes away, is a historic pilgrimage village with Anglican and Catholic shrines, the atmospheric ruins and parkland of Walsingham Abbey, and the family friendly Wells and Walsingham Light Railway to the coast. Holkham, also about 20 minutes by car, centres on Holkham Hall and its grand park, walled garden, lakes and woodland trails, together with the vast Holkham beach and nature reserve, often regarded as one of the finest on the north Norfolk coast. Bingham Priory, approximately 11 minutes from the village, offers impressive monastic ruins with a still active parish church in the nave, set in open countryside that makes it an evocative spot for short walks and local history.

How Far Is It To?

The drive from Fakenham to Blakeney is about 14 miles and typically takes just over 20 minutes by car, giving convenient access to the town's facilities and weekly market. Norwich can generally be reached in under an hour by road, offering mainline rail services, while routes such as the A148 and A149 link the village with other parts of Norfolk and the wider region.

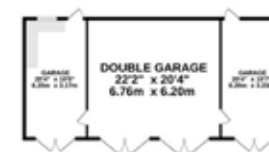
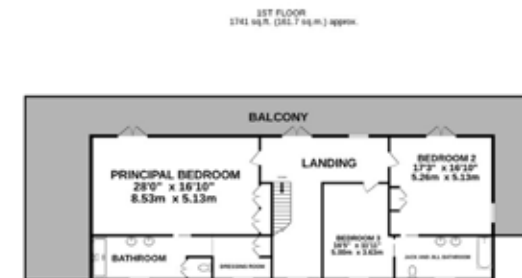
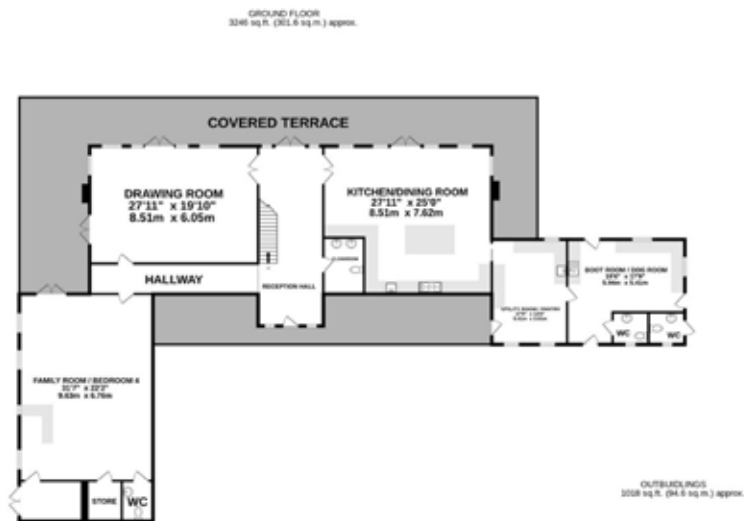
Directions

From Fakenham take the A148 towards Holt and turn left onto the B1156 as signposted to Blakeney. Turn left on Blakeney Long Lane and continue straight ahead as it becomes Saxlingham Road. At the junction with New Road (the A149), turn left and continue straight as it becomes Morston Road.

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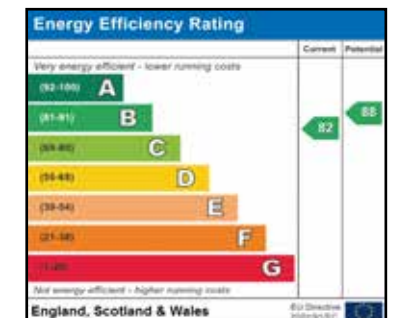




APPROXIMATE GROSS INTERNAL AREA 463.3 SQ M / 4987 SQ FT

TOTAL FLOOR AREA : 6914 sq.ft. (642.3 sq.m.) approx.

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