Dean
ESTATE AGENTS

Newnham Road, Blakeney, GL15 4AG

£1,200,000

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- FIVE/SIX BEDROOM DETACHED COUNTRY HOUSE
- OVER 5,000 SQ FT OF LIVING ACCOMMODATION
- MULTIPLE OUTBUILDINGS & GARAGING
- APPROX. 2 ACRES OF LAND
- LARGE LOUNGE, PLAYROOM & HOME OFFICE
- STUNNING FAR-REACHING COUNTRYSIDE VIEWS

Dean Estate Agents are delighted to offer Dawn House, a substantial and highly individual five-bedroom detached country property, occupying an exceptional position between Blakeney and Newnham. With an impressive footprint of over 5,000 sq ft, the property offers generous and versatile accommodation arranged over two floors, together with extensive outside space and a superb range of outbuildings.

Internally, the property provides a large lounge with multi-fuel burner, separate playroom, well-appointed kitchen, dining room, utility, office and five well-proportioned bedrooms, with two bedrooms benefiting from en-suite facilities. The property also features a lift providing access between the ground and first floors, making the accommodation particularly versatile.

Externally, Dawn House sits within approximately two acres of land, with a sweeping driveway, extensive parking, substantial outbuildings, workshop facilities and beautiful gardens enjoying far-reaching views across the surrounding countryside. The combination of the substantial accommodation, exceptional grounds, outbuildings and highly desirable rural setting makes this a rarely available opportunity that must be viewed to be fully appreciated.

Entrance Hallway: 28'2 x 15'9 (8.59m x 4.80m)
The property is accessed via a large partially glazed composite door into an impressive entrance hallway. The hallway provides access to the principal ground-floor rooms and features stairs rising to the first-floor landing, radiator, inset ceiling spotlights, underfloor heating and alarm system. There is also a lift providing access between floors.

A side-aspect UPVC double glazed frosted door provides access to the side garden, with a range of power points throughout.

Downstairs WC: 5'6 x 5'10 (1.68m x 1.78m)
Featuring a front-aspect UPVC double glazed frosted window, close coupled WC, vanity wash hand basin with mixer tap over and radiator.

Kitchen: 11'9 x 15'8 (3.58m x 4.78m)
A generous kitchen fitted with a range of wall, drawer and base-mounted units, complemented by a side-aspect UPVC double glazed window. There is space for a large American-style fridge/freezer, one-and-a-half bowl drainer sink with mixer tap over, large range-style cooker with electric ovens and gas hob, built-in dishwasher and radiator. The kitchen also benefits from inset ceiling spotlights, numerous power points and access to the adjoining larder and dining room.

Pantry: 5'6 x 3'5 (1.68m x 1.04m )
A useful and spacious pantry providing excellent additional storage, with power points and an internal storage cupboard.

Utility Room: 9'8 x 5'9 (2.95m x 1.75m )
Accessed from the kitchen and featuring a partially frosted composite door providing access to the front of the property, together with front and side-aspect UPVC double glazed windows, including a frosted feature window. The utility comprises a range of drawer and base units, space and plumbing for washing machine and tumble dryer, power points, inset ceiling spotlights, radiator and loft access space.

Storage Room: 6'3 x 5'9 (1.91m x 1.75m)
A useful additional storage room with front-aspect UPVC double glazed frosted window, radiator, power points and inset ceiling spotlights.

Dining Room: 11'6 x 20'6 (3.51m x 6.25m)
A lovely-sized dining room with side-aspect UPVC double glazed window and rear-aspect UPVC double glazed patio doors opening directly onto the rear patio. There is also a further side-aspect UPVC double glazed door providing garden access, together with radiator and numerous power points. Double doors open through into the lounge.

Lounge: 22'7 x 15'9 (6.88m x 4.80m)
A substantial and impressive principal reception room featuring two radiators, a multi-fuel burner and rear-aspect UPVC double glazed bi-fold doors opening onto the rear patio and gardens. The room benefits from numerous power points and double doors leading through to the playroom, while also having direct access from the entrance hallway.

Playroom: 17'5 x 16'10 (5.31m x 5.13m)
A versatile additional reception room with UPVC double glazed patio doors opening onto the rear patio and gardens. The room benefits from numerous power points, USB charging points, television points, inset ceiling spotlights and zoned underfloor heating. A further door provides access back into the entrance hallway.

Office: 17'4 x 11'6 (5.28m x 3.51m)
A generous and versatile office with two front-aspect UPVC double

glazed windows, radiator, power points and a range of base and drawer units. The room benefits from inset ceiling spotlights and offers excellent space for home working or alternative uses.

Boiler Room: 4'5 x 7 (1.35m x 2.13m)
Housing the hot water cylinder, Worcester boiler, electrical equipment and controls for the property's underfloor heating system, together with useful storage space.

First Floor Landing: 28'2 x 7'4 (8.59m x 2.24m)
The spacious first-floor landing benefits from loft access, radiator, power points and access to all six rooms and the family bathroom. The property's lift also provides access directly onto this floor.

Bedroom One: 17'5 x 11'7 (5.31m x 3.53m)
A spacious principal bedroom featuring two front-aspect UPVC double glazed windows, radiator and numerous power points. The room also benefits from a useful kitchenette area comprising base, drawer and wall units, drainer sink, space for a fridge/freezer, numerous power points, inset ceiling spotlights and underfloor heating. A door leads through to the en-suite.

En-Suite: 8'5 x 5'3 (2.57m x 1.60m)
Featuring a walk-in shower, close coupled WC, wash hand basin with mixer tap over, heated towel rail, extractor fan and inset ceiling spotlights.

Bedroom Two: 17'7 x 16'11 (5.36m x 5.16m)
A generous dual-aspect bedroom enjoying front and side-aspect UPVC double glazed windows, radiator and power points, together with attractive and far-reaching views across the surrounding countryside.

En-Suite: 11'3 x 14'7 (3.43m x 4.45m)
A substantial and particularly versatile en-suite designed with accessibility in mind. The room features rear-aspect UPVC double glazed windows, specialist accessible bath with lifting mechanism, large wash hand basin with mixer tap over, close coupled WC, inset ceiling spotlights, wall-mounted heater and extractor fan.

Bedroom Three: 15'2 x 16'4 (4.62m x 4.98m)
A good-sized bedroom with dual aspect side and rear aspect UPVC double glazed window with stunning views towards countryside, radiator and power points.

Bedroom Four: 11'10 x 15'8 (3.61m x 4.78m)
Side-aspect UPVC double glazed window, radiator and power points.

Bedroom Five: 7'3 x 16'2 (2.21m x 4.93m)
A well-proportioned bedroom with rear-aspect UPVC double glazed windows, radiator and power points.

Office / Bedroom Six: 10 x 6'6 (3.05m x 1.98m)
A further versatile bedroom/office space with front-aspect UPVC double glazed window, radiator and power points. The room also benefits from its own underfloor heating.

Family Bathroom: 11'11 x 5'10 (3.63m x 1.78m)
Featuring a front-aspect UPVC double glazed window, large panel bath with bath taps and shower attachment, close coupled WC and vanity wash hand basin with mixer tap over. There is also a separate walk-in shower with fully tiled surround, inset ceiling spotlights, extractor fan and shaver point.

Outside:
Dawn House occupies an exceptional plot extending to approximately

two acres, providing a superb combination of gardens, grounds, parking and extensive outbuildings.

To the front, a large sweeping driveway provides extensive off-road parking and leads towards the property, with double gates opening into a further substantial parking area and a pathway leading to the front entrance.

There is also a further substantial historic outbuilding, formerly used as a pigsty, together with an enclosed area suitable for chickens.

To the rear, the property benefits from a beautiful and generous patio area with a covered pergola, providing an excellent space for outdoor entertaining and enjoying the surrounding views. Steps lead down from the patio to the predominantly laid-to-lawn gardens, which are complemented by mature trees providing privacy and shelter. The gardens enjoy stunning, far-reaching countryside views and provide an exceptional amount of outdoor space.

## Main Workshop:

A substantial stone-built outbuilding divided into multiple areas.

The first section provides a useful workshop space with front-aspect single glazed wooden window, power and lighting, accessed via a wooden door. (17 X 17'1)

The second section is accessed via an electric up-and-over door and provides a particularly large and versatile space which could offer scope for conversion, subject to the necessary planning permissions. The area benefits from a front-aspect single glazed wooden window, side-aspect UPVC double glazed patio doors, power and lighting. (24'1 X 17'3)

There is also a further workshop area accessed from the main section. (12'3 X 17'3)

Stairs lead from the main area to a useful mezzanine level, providing excellent additional storage space and featuring two small front-aspect windows. (12'10 X 17'2)

## Hobby Room: 14'3 x 43'2 (4.34m x 13.16m)

A further substantial stone-built outbuilding featuring three front-aspect single glazed wooden windows, a side-aspect single glazed window and a rear-aspect UPVC double glazed window. The building provides an excellent workshop/storage facility and benefits from power and lighting.

Importantly, this building has previously benefited from planning permission for a one-bedroom holiday let, which could potentially be reinstated, subject to the necessary planning permissions.

A truly unique and rarely available country property offering exceptional accommodation, approximately over two acres of grounds, extensive outbuildings and magnificent far-reaching countryside views.

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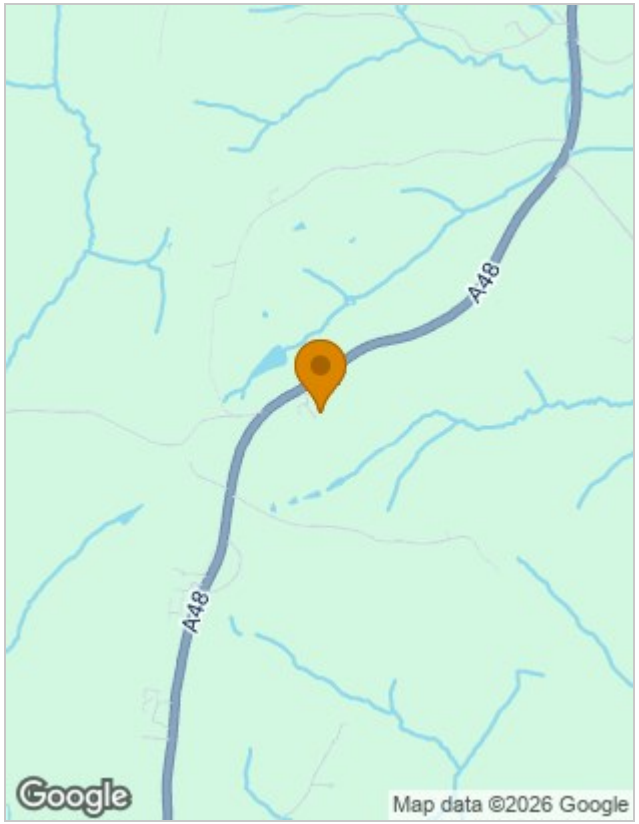
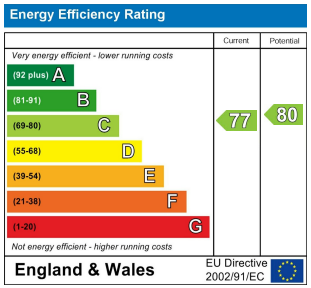
## Floor Plans

## Location Map




## Energy Performance Graph

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