

THE STORY OF

Benbow Cottage

Blakeney , Norfolk

SOWERBYS

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Benbow Cottage

High Street, Blakeney, Norfolk
NR25 7AL

Beautifully Renovated Grade II
Listed Former Public House

Historic Origins Dating Back to 1798

Enviable Position in the Heart of Blakeney

Generous Accommodation Extending
to Approximately 1,577 Sq. Ft.

Four Bedrooms Arranged Over Three Floors

Impressive 20ft Sitting Room
with Wood-Burning Stove

Characterful Kitchen/Dining Room
with Distinctive Boat-Hull Feature

Principal Bedroom with En-Suite Facilities

Delightful West-Facing Patio for
Outdoor Entertaining

Shared Private Parking, Moments
from Blakeney Quay

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An enchanting coastal home steeped in history, character and charm. Benbow Cottage captures the spirit of North Norfolk, beautifully combining centuries of heritage with an inviting contemporary interior. Originally a public house known as The Ship Inn, the property's history dates back to 1798, when it was purchased by William Hardy. Continuing to trade until 1967, the building subsequently became a private residence and was Grade II listed in 1979. Today, its historic origins remain an integral part of its character, creating a fascinating backdrop to a home that has been thoughtfully renovated to an excellent standard.

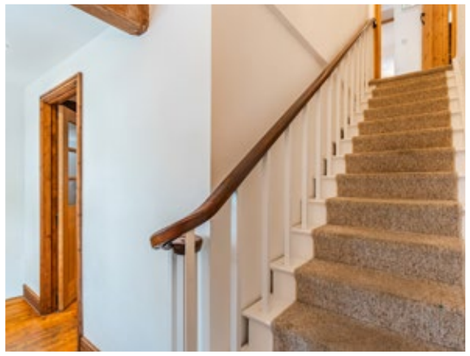
The ground floor centres around two wonderfully proportioned reception rooms. The sitting room is a particularly inviting space, measuring over 20ft in length, where comfortable furnishings, attractive flooring and a warming wood-burning stove combine to create a wonderfully relaxed atmosphere. The kitchen/dining room provides a natural hub for everyday living and entertaining, with a well-arranged kitchen incorporating fitted units, work surfaces and integrated cooking facilities, together with generous space for a dining table. A ground-floor cloakroom completes the accommodation on this level.

The first floor provides three bedrooms that offer great flexibility. The principal bedroom is particularly well proportioned and benefits from its own en-suite, whilst two further bedrooms provide generous accommodation. A separate family bathroom, complete with bath and shower facilities, serves the remaining bedrooms. Rising to the second floor, a further bedroom provides a truly impressive additional space (accessed via a steep, open tread staircase).

Outside, a delightful west-facing patio provides a private spot to enjoy the afternoon and evening sunshine, creating an ideal setting for alfresco dining during the warmer months. An allocated private parking space is an additional convenience and a rare commodity in such a central coastal position. Benbow Cottage is set within a small and exclusive courtyard setting shared with two other cottages whilst having its own independent and private outside space. This unique setting provides a sense of shelter and privacy away from the bustling quay and High Street at Blakeney.







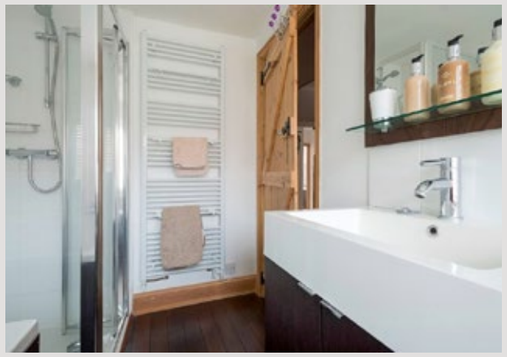










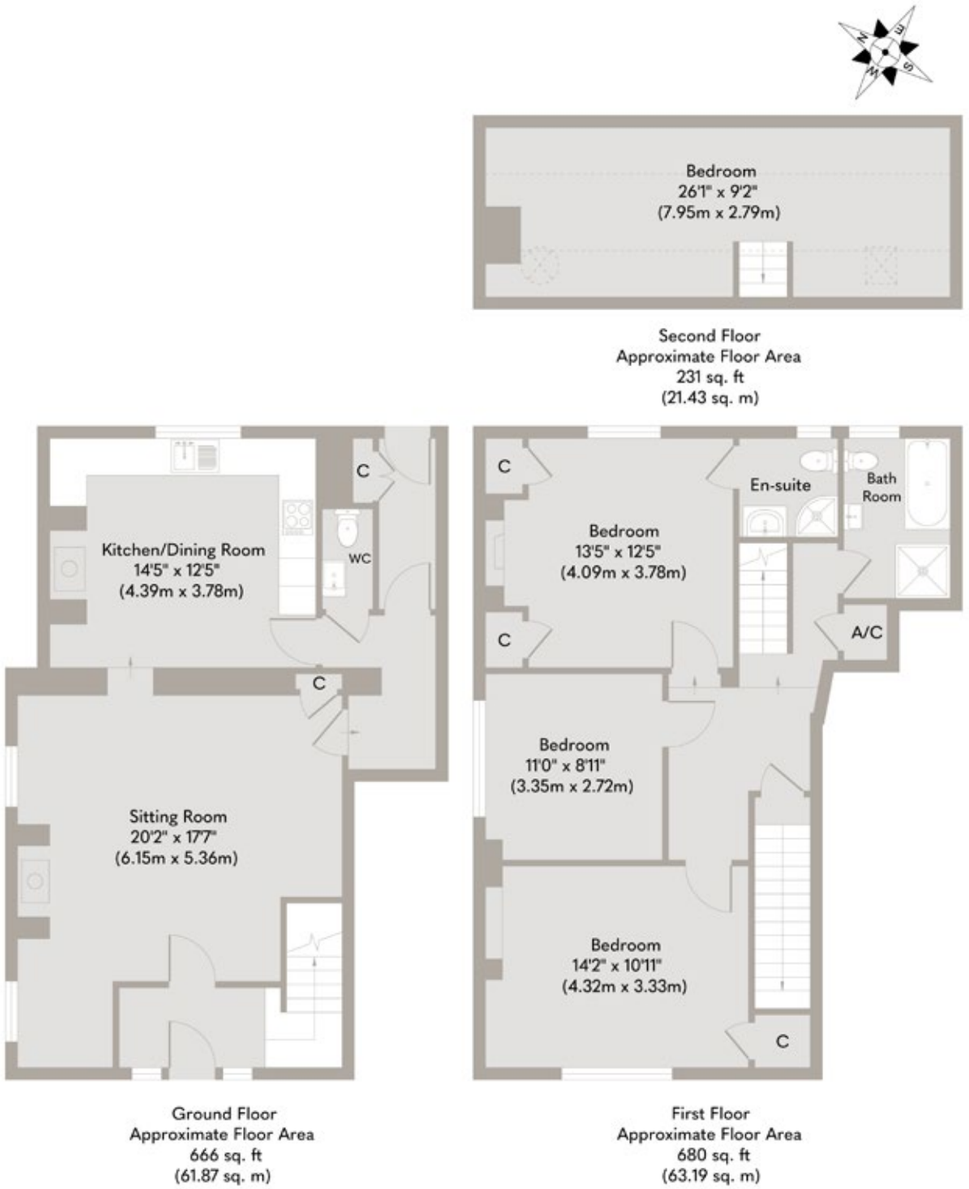












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 Sowerbys



"A home steeped in history, character and charm."

SERVICES CONNECTED

Mains water, electricity and drainage. Heating type to be confirmed.

COUNCIL TAX

Property is currently unbanded due to being a holiday home.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///cars.started.sprouting

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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