



THE STORY OF

Martlets

Blakeney, Norfolk

SOWERBYS



THE STORY OF

Martlets

Blakeney, Norfolk
NR25 7NP

Exceptional Detached Single-Storey Residence
in One of Blakeney's Premier Addresses

Beautifully Balanced Lateral Living
Extending to Approximately 1,704 sq. ft.

Stunning Open-Plan Kitchen,
Dining and Family Room

Sitting Room with Feature Fireplace
and Adjoining Conservatory

Three Generous Double Bedrooms

Luxurious Principal Bedroom with
Contemporary En-Suite

Family Bathroom and Separate Utility Room

Landscaped Private Gardens with
Generous Entertaining Terraces

Detached Double Garage and
Extensive Gravel Driveway

A Short Walk from Blakeney Quay, the Harbour
and the Village's Vibrant Dependent Amenities

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com

Inside, the home has been extensively enhanced to create an interior that feels calm, contemporary and effortlessly elegant. Neutral tones, generous proportions and an abundance of natural light combine to create spaces that are both sophisticated and wonderfully comfortable.

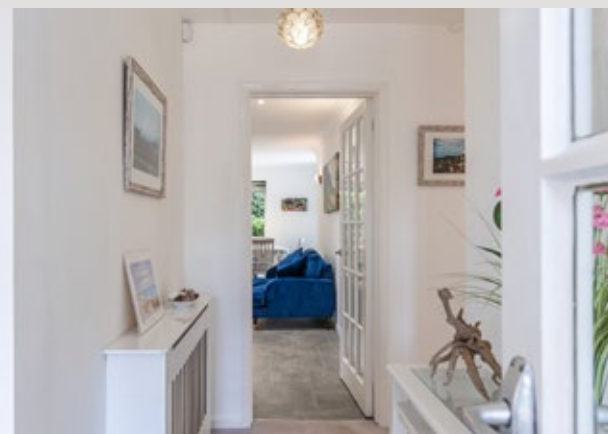
Whether hosting family gatherings, enjoying peaceful retirement or seeking a luxurious weekend escape from the city, Martlets adapts beautifully to every stage of life.

Approached via an impressive gravel driveway, the property enjoys an immediate sense of arrival. Set well back from the road, mature trees and established planting provide both privacy and an attractive natural backdrop.

The welcoming entrance hall opens into an elegant sitting room, where a contemporary feature fireplace creates a focal point, while large windows and glazed doors draw natural light through the room before leading seamlessly into the delightful conservatory. Overlooking the gardens, this is a wonderful place to relax throughout the seasons.

At the heart of the home lies a superb open-plan kitchen and dining room, thoughtfully designed for modern living. Beautiful bespoke cabinetry, quality stone worktops and a traditional Aga create a timeless aesthetic, while the generous dining and family area offers the perfect setting for everyday living and entertaining alike. A separate utility room and cloakroom add practicality without compromising the clean, flowing layout.





Effortless single-storey living in one of North Norfolk's most sought-after coastal settings.



The bedroom accommodation is equally impressive. The principal suite enjoys generous proportions together with a luxurious contemporary en-suite shower room featuring twin wash basins and elegant fittings. Two further double bedrooms are served by a stylish family bathroom, providing flexible accommodation for family, guests or those wishing to create a dedicated home office. Throughout, the emphasis is on space, comfort and effortless single-storey living.

The gardens have been carefully landscaped to provide a series of peaceful outdoor spaces that perfectly complement the property.

To the front, the sweeping gravel driveway provides extensive parking and leads to a substantial detached double garage. Mature planting softens the approach, creating privacy while framing the attractive brick and flint elevations.

To the rear, beautifully enclosed gardens wrap around the property, offering sunny terraces for entertaining alongside established borders, specimen trees and sheltered seating areas. The gardens feel wonderfully private, creating an idyllic setting in which to enjoy North Norfolk's slower pace of life.



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.

Copyright V360 Ltd 2026 | www.houseviz.com

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



“An idyllic retreat where comfort, elegance and nature come together.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 9338-4900-7220-6208-9904

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: ///thudding.flies.flexibly

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

