



THE STORY OF

Unique House

Blakeney, Norfolk

SOWERBYS

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Unique House

High Street, Blakeney,
Holt, Norfolk
NR25 7NX

Three Bedroom Brick
and Flint House

Coastal Village of Blakeney

Generous and Surprisingly
Private Plot with Scope for
Updating or Extending (STPP)

Private Driveway and
Ample Parking

West and South-facing
Established Gardens

Orchard to the Rear of the Plot

Two Ground Floor
Reception/Utility Areas and
Ground Floor Bedroom

Two Further Double Bedrooms
and Family Bathroom Upstairs

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A rare opportunity to acquire a three-bedroom brick and flint house on a generous, surprisingly private plot in the heart of Blakeney. Built by the vendors' family in 1984 and owned by them ever since, the property offers scope to update, extend or potentially redevelop (STPP).

The house is approached from the High Street via a private drive, with the accommodation arranged over two floors. The ground floor comprises an entrance hall, kitchen/breakfast room, useful utility/boot room, sitting room, double bedroom and shower room. The sitting room is particularly pleasant, with large glazed doors opening onto the terrace and garden, whilst the ground floor bedroom overlooks the garden and provides useful flexibility.

On the first floor, a galleried landing leads to two further double bedrooms and a family bathroom. There is also excellent eaves storage and an airing cupboard.

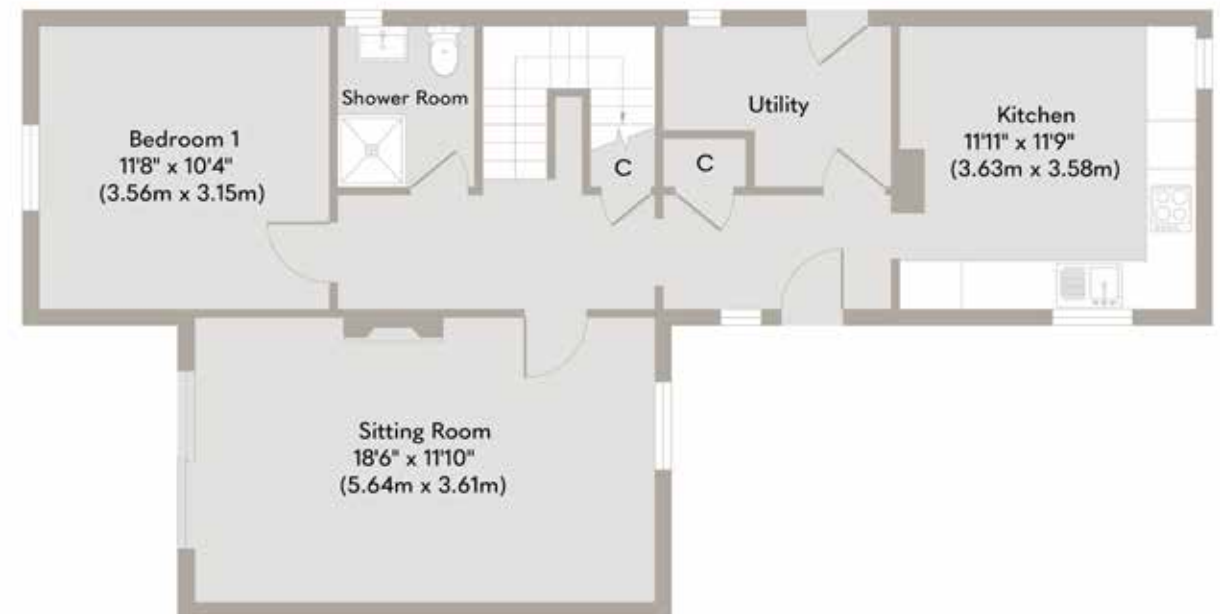
Outside, the property sits towards the front of a substantial plot, with a private gravelled drive leading through to parking and an established orchard at the far end. The main gardens are predominantly west and south facing, enclosed by mature hedging and well-established borders, shrubs and planting. Despite its High Street position, the garden is quiet and remarkably private.

The property offers an increasingly rare opportunity to create a home to suit individual requirements in one of North Norfolk's most desirable coastal villages. There may also be scope for further development of the site, subject to planning, and consideration may be given to the sale of the property or part of the plot. A property with considerable potential, offering a rare combination of generous gardens, privacy, parking and an excellent village location.





First Floor
Approximate Floor Area
480 sq. ft
(44.55 sq. m)



Ground Floor
Approximate Floor Area
771 sq. ft
(71.67 sq. m)

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 wonderfully secluded garden with plenty of potential to create something truly special.”



SERVICES CONNECTED

Mains water, electricity. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref - 9330-2587-7400-2704-6221

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: ///flop.nerve.subtitle

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SOWERBYS

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