



# WILSONS WAY

Blakeney, Norfolk, NR25 7PU  
Guide Price £525,000

**BROWN & CO**

## LOCATION

Blakeney is an extremely popular village situated on the north Norfolk coast, between the bustling Georgian town of Holt and the port of Wells-next-the-Sea. There are fine coastal walks along the creeks and surrounding marshes and public houses. Blakeney is an Area of Outstanding Natural Beauty and famous for its bird reserves and sailing facilities. Today, the nature reserve surrounding Blakeney Point is owned by the National Trust and there is the landmark parish church at the top end of the village.

Holt is a beautiful Georgian County town has been well preserved with an attractive range of boutique shops, cafés and restaurants. There are a number of well-regarded schools in the area, including Gresham's School, originally founded in 1515 it provides pre-prep, prep and senior schools.

The cathedral city of Norwich is just twenty seven miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

## DESCRIPTION

A three bedroom detached bungalow situated in a popular residential location in the coastal village of Blakeney. The property is approached via a shingled driveway providing off road parking which leads to a single garage. The garden grounds boast an assortment of mature shrubs and plants. The accommodation briefly comprises, entrance hallway, living room, kitchen, master bedroom with en suite shower room, two further double bedrooms and a wet room. The property would benefit from modernisation throughout.

## SPECIFICATION

- Detached Bungalow
- Popular Residential Location
- Coastal Village
- Garage & Off Road Parking
- Fully enclosed Rear Garden
- Living Room
- Kitchen
- Master Suite
- Two further Double Bedrooms
- Wet Room
- Double Glazing
- Oil Fired Central Heating
- Would Benefit from Modernisation
- Perfect Main Residence or Investment Opportunity





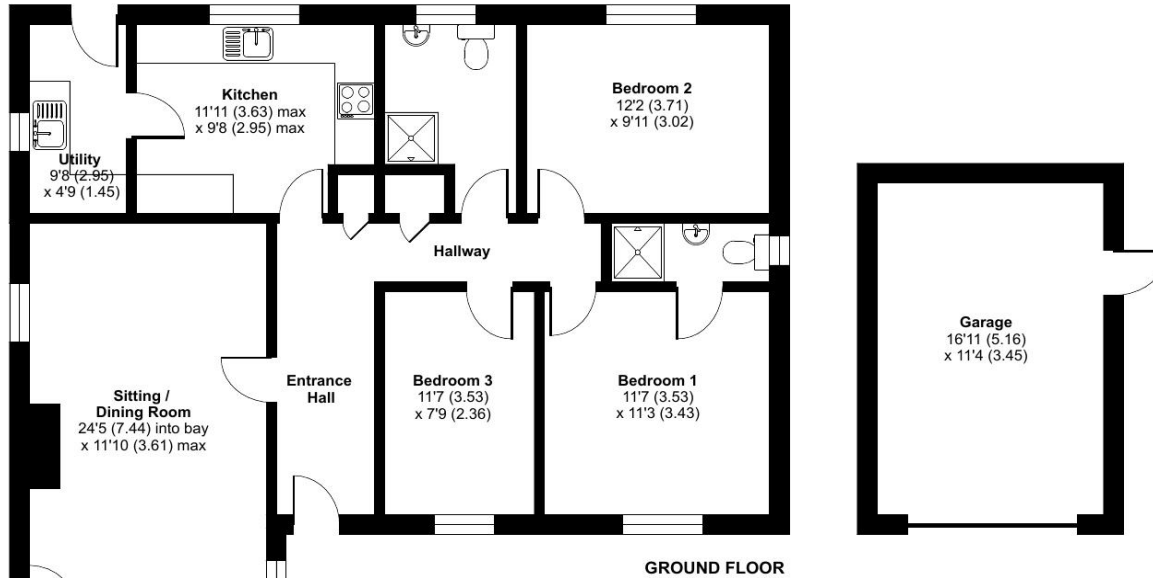
# Wilson's Way, Blakeney, Holt, NR25

Approximate Area = 1010 sq ft / 93.8 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 1202 sq ft / 111.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Brown & Co. REF: 1408604

## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements of representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

1a Market Place, Holt, Norfolk, NR25 6BE  
01263 711167 | holt@brown-co.com

**BROWN & CO**