



The Seaside House, Blakeney

Independent Estate Agents

Pointens





## The Seaside House, 90 High Street, Blakeney, Norfolk NR25 7NU

Holt: 5 miles,

Norwich: 26 miles

A rare opportunity to acquire a grade II listed Georgian cottage. Pleasantly situated in the popular High Street the property has easy access to the village shops, restaurants, public houses, Quay and the harbour.

**Guide Price £500,000**



## Accommodation

### The Property

The property offered for sale is a fine Georgian Grade II listed cottage pleasantly situated in the much sought after High Street of the popular coastal village of Blakeney. The property offers well appointed accommodation comprising an entrance porch, a sitting room with an open fireplace, a well fitted out kitchen with a cellar and a rear hall. A split level landing leads to two good size bedrooms and a family bathroom. The cottage enjoys the benefit of central heating via an electric boiler. Outside, and to the rear of the property, is a pretty walled west facing garden.

### Location

Blakeney is one of the most popular villages on the North Norfolk Coast. It is an area of Outstanding Natural Beauty surrounded by huge expanses of marsh and sky. There are extensive amenities in the village including a supermarket and a good range of shops, restaurants and pubs. There is also a doctors' surgery and a primary school. The Georgian market town of Holt is around five miles to the south east. The centre of Holt comprises mainly individual shops and businesses where a friendly and personal service still remains. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham which is around nine miles away and offers a direct rail service to Norwich. The County City of Norwich offers a fast rail service to London Liverpool Street and an international airport via Schipol Amsterdam.

### Directions

Leave Holt on the A148 to Letheringsett. Proceed past The Kings Head Public House and take the next right hand turning to Glandford. Follow this road for around 3 miles and you will enter Blakeney. At the crossroads turn left and then immediately right into the High Street. The Seaside House will then be found on your left hand side just before you arrive at the quay.

The accommodation comprises -

#### Entrance Porch

Coat pegs

#### Sitting Room (14'4 x 12'6)

Open fireplace with wooden surround. Fitted shelving. Fitted cupboard. Wooden floor. Radiator.

#### Kitchen (12' x 11' max)

Good range of fitted base units with working surfaces over. Inset single drainer sink with mixer tap. Plumbing for automatic washing machine. Fitted electric oven. Surface hob. Re-circulating hood. Microwave. Radiator. Understair cupboard. Wooden floor. Trap door leading to -

#### Cellar (12'2 x 8'8)

#### Rear Hall

Door to rear garden.

#### Split level first floor landing

Radiator. Fitted cupboard housing a modern pressurised water system and an electric boiler for central heating and domestic hot water.

#### Bedroom One (11' x 8'3)

Pedestal washbasin. Radiator.

#### Bedroom Two (11'5 x 9'2)

Radiator.

#### Family Bathroom

Panelled bath with shower over and shower screen. W.C. Washbasin. Tiled floor and walls.

## Curtilage

To the rear of the cottage there is a very pleasant and private west facing garden which is cobbled with various inset flower and shrub beds, a brick and tile garden store and a summer house (8' x 6'7) which has a cast iron fireplace, a night storage radiator and a tiled floor plus a fitted cupboard and a heated towel rail. The garden is fully enclosed with attractive flint walling. Please note: a neighbour has a pedestrian right of way across the rear of the garden.

## General Information

**Tenure:** Freehold.

**Council Tax Band:** Band C

**EPC Rating:** E

**Services:** Mains water, electricity and drainage are connected.

**Local Authority:** North Norfolk District Council tel: 01263 513811.

**Viewing:** Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

**Ref No:** H313243

**Agents Note:** Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

## Important Notice

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These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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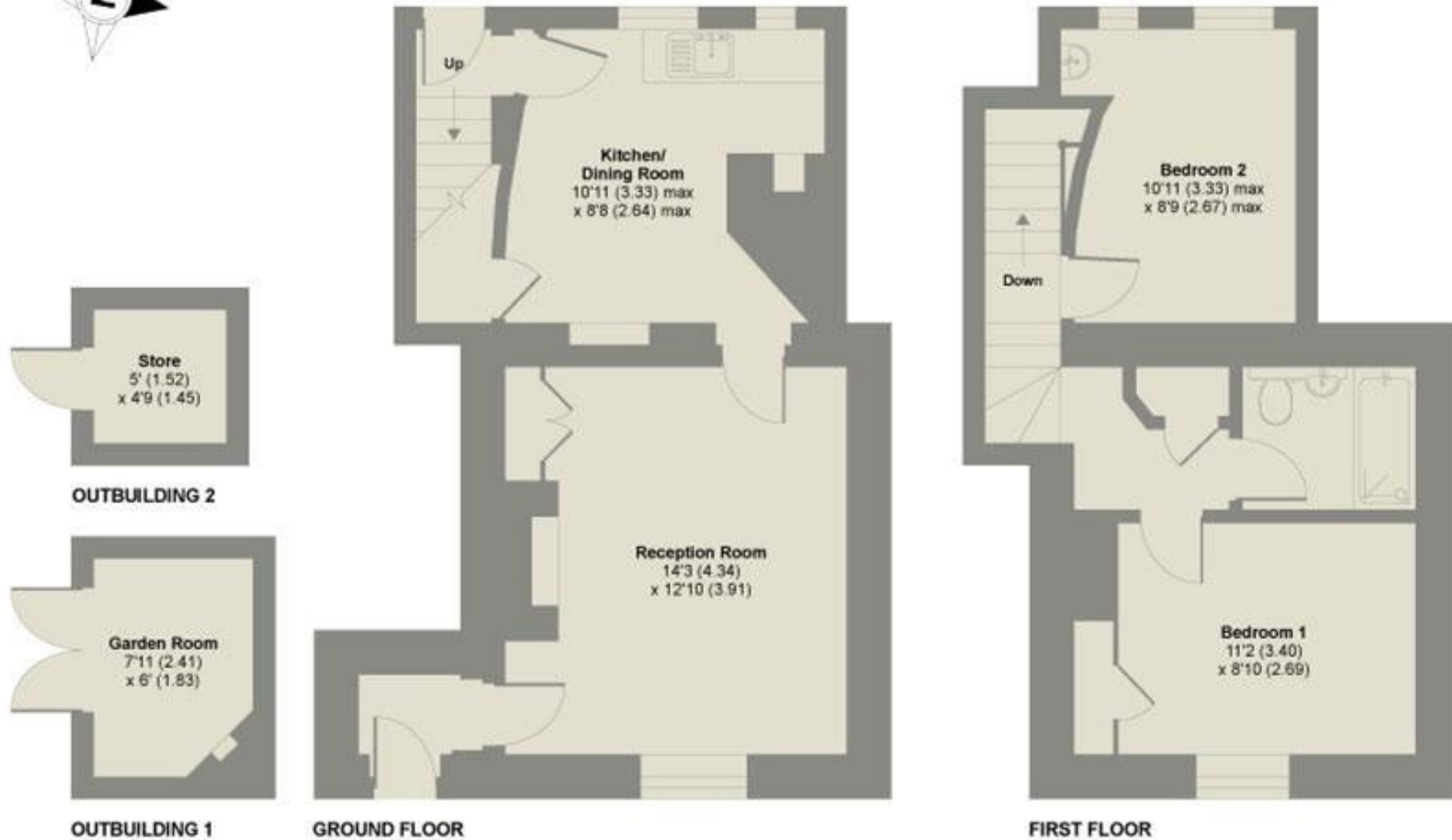






Approximate Area = 725 sq ft / 67.3 sq m  
Outbuilding(s) = 74 sq ft / 6.9 sq m  
Total = 799 sq ft / 74.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchroom 2022. Produced for Bedfords Estate Agents. REF: 912134

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | [enquiries@pointens.co.uk](mailto:enquiries@pointens.co.uk)

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