



THE STORY OF

# 1 Bloomstiles

*Salthouse, Norfolk*

SOWERBYS



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# 1 Bloomstiles

Salthouse, Norfolk  
NR25 7XJ

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Prime Elevated Position in Desirable Coastal Village

Backing onto 160 Acres of National  
Trust Nature Reserve

Beautifully Remodelled Contemporary  
Home (1,700 sq ft)

Stunning Open-Plan Kitchen,  
Dining and Living Spaces

Striking Garden Room

Bespoke Kitchen with Dark Stone  
Worktops and High-End Appliances

Three Stylish Bedrooms Including  
Principal Suite with En-Suite

Versatile Detached Studio/Annexe with  
Mezzanine and Shower Room

Landscaped, Private Garden with  
Sheltered Entertaining Terrace

Two Private Parking Spaces and Countryside Views

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Set within the heart of the ever-desirable coastal village of Salthouse, 1 Bloomstiles offers a rare blend of contemporary design and relaxed coastal living, all framed by sweeping countryside and the wild beauty of the North Norfolk marshes. From the moment you arrive, there's a sense of space, light and calm - this is a home designed as much for lifestyle as it is for living.

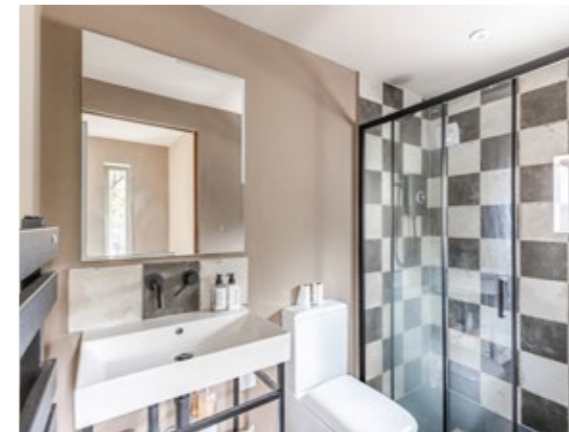
Step inside and the ground floor unfolds with an effortless flow. The entrance hall leads into a generous sitting room where soft natural tones, warm wood textures and clean architectural lines create an inviting yet refined atmosphere. A cleverly integrated study area sits naturally within this space, ideal for home working without compromising the openness of the room.

From here, the house draws you through to the heart of the home - a striking open-plan kitchen and dining space. Bespoke cabinetry, dark stone worktops and carefully considered lighting give the kitchen a confident, design-led feel, while still remaining highly practical. The adjoining dining area is perfectly positioned for both everyday living and entertaining, with a natural connection to the rest of the home.

Beyond, the garden room is a standout feature. Bathed in light and wrapped in warm timber finishes, it offers a seamless transition between inside and out. Large glazed openings frame views of the landscaped garden, making this a space that shifts beautifully with the seasons - cosy and atmospheric in winter, open and airy in summer.

Upstairs, the sense of calm continues. The principal bedroom is a peaceful retreat, enjoying elevated views across open countryside and complete with fitted wardrobes and a stylish ensuite. Two further bedrooms provide comfortable and flexible accommodation, all served by a thoughtfully designed family bathroom that combines bold textures with a contemporary finish.





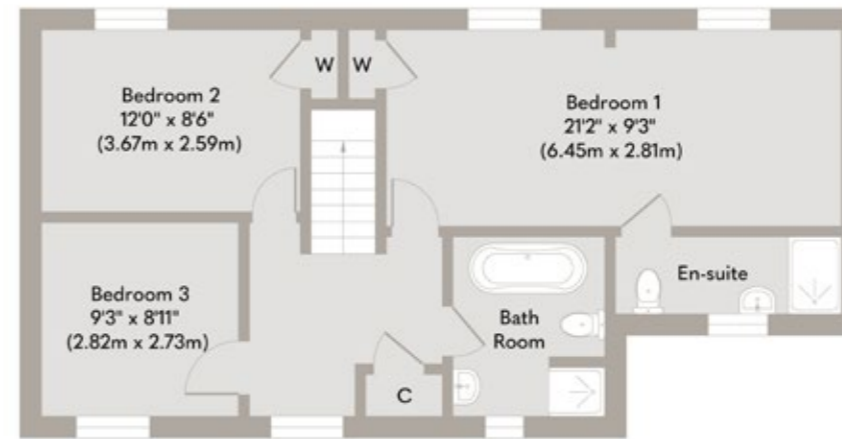
Outside, the lifestyle offering expands even further. The landscaped garden has been designed for both relaxation and entertaining, with a sheltered terrace ideal for dining, and a shaped lawn softened by planting. Fully enclosed, it provides privacy while still feeling open and connected to the surrounding landscape.

Tucked within the garden, a detached studio/annexe adds another layer of versatility. With its own shower room and mezzanine level, it's perfectly suited as guest accommodation, a creative workspace, or a quiet retreat away from the main house.

With direct access to miles of National Trust reserve land and the dramatic North Norfolk coastline just moments away, life at 1 Bloomstiles is defined by fresh air, big skies and a slower, more considered pace. Whether it's morning walks through the marshes, long lunches in the garden, or evenings gathered around the fire, this is a home that effortlessly supports the way you want to live.



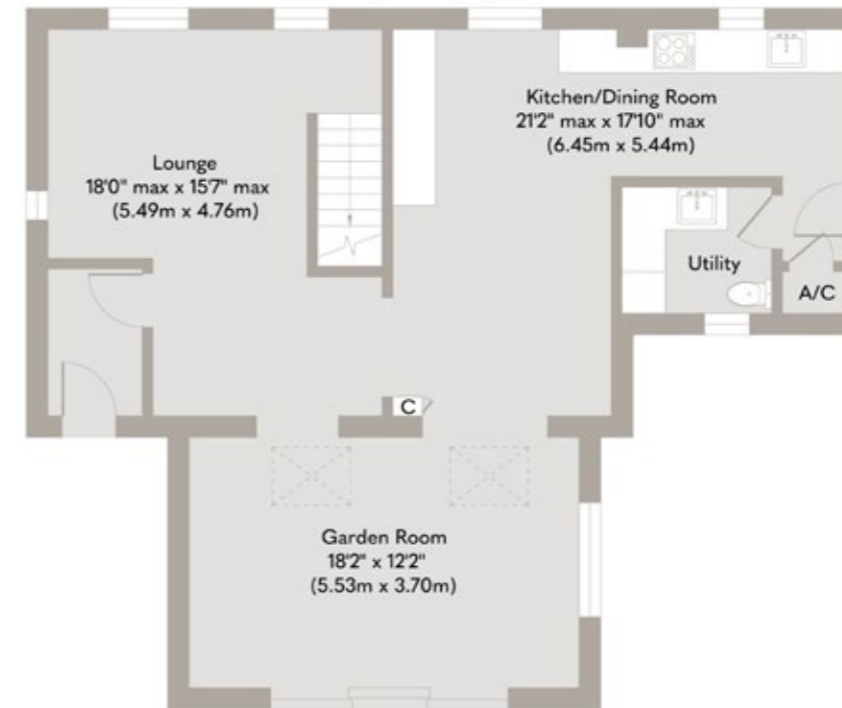
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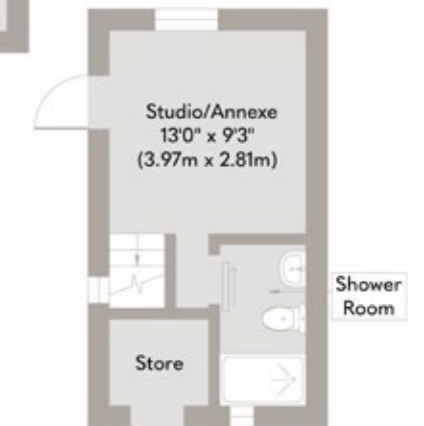
First Floor  
Approximate Floor Area  
620 sq. ft  
(57.60 sq. m)



Outbuilding First Floor  
Approximate Floor Area  
53 sq. ft  
(4.90 sq. m)



Ground Floor  
Approximate Floor Area  
849 sq. ft  
(78.90 sq. m)



Outbuilding Ground Floor  
Approximate Floor Area  
161 sq. ft  
(15.00 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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# Salthouse

A SLOWER PACE SURROUNDED BY SEA, MARSH, AND SKY.

Salthouse is a quintessential Norfolk coastal village, celebrated for its unspoiled natural surroundings, charming community, and proximity to the dramatic North Norfolk coastline. Residents and visitors alike are drawn to the village for its sense of peace, wide skies, and the unique combination of marshland, beach, and countryside. Life here moves at a slower pace, allowing the outdoors and coastal lifestyle to take centre stage.

The village is perfectly placed for exploring the surrounding area. Just a short drive away are historic towns like Holt and Cromer, while the Norfolk Coast Path and Salthouse Marshes offer walking, birdwatching, and unforgettable views. Nature lovers are particularly drawn to the Salthouse Marshes and Cley Marshes, part of the North Norfolk Coast Area of Outstanding Natural Beauty, where wildfowl, waders, and seals can often be spotted.

Salthouse itself has a quaint village feel, with a handful of local amenities to enjoy. There's a welcoming village pub, a local café, and a church at the heart of the community. For more extensive shopping, dining, and services, nearby towns provide everything from artisanal food halls to high-street favourites. The village community is close-knit, with seasonal events, wildlife walks, and local initiatives that celebrate the beauty and heritage of this coastal corner of Norfolk.

Properties in Salthouse range from charming period cottages tucked away in quiet lanes to modern, contemporary homes that make the most of the coastal setting. Many homes offer scenic views over the marshes or out towards the sea, giving residents a real sense of connection with the landscape. Salthouse is ideal for those seeking a peaceful coastal



## Note from the Vendor



“The ground floor unfolds with an effortless flow, from a generous sitting room to a striking open-plan kitchen and dining space.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

D. Ref:- 9011-2185-7000-2490-9375

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: ///unhelpful.leaflet.reflect

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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