A Custom Home



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A New Coastal Home

BLAKENEY, NORFOLK

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One of a Kind

A rare opportunity to own an exceptional new home in one of North Norfolk's most sought-after coastal villages. Beautifully finished throughout by renowned developer Hatch Homes Coastal, this outstanding property combines timeless architecture with contemporary comfort.

A Serene Location

Living at Blakeney is like stepping into a coastal dream, where every day is a celebration of the Norfolk coast's natural splendour. Nestled in an Area of Outstanding Natural Beauty, Blakeney offers a picturesque lifestyle.

Imagine waking up to the smell of sea air, where a walk to the water's edge gifts sight of boats gently swaying on mud flats, framed by the vast, open skies which Norfolk is famous for.

Blakeney is a place where every view is Instagram-worthy, but more importantly, it's where your soul feels at home.

At high tide, kick off your shoes and wade into the cool, inviting waters. Whether you're paddling out on a board, leisurely drifting in a boat, or simply soaking in the serene beauty of the coastal inlets, the experience is pure bliss.

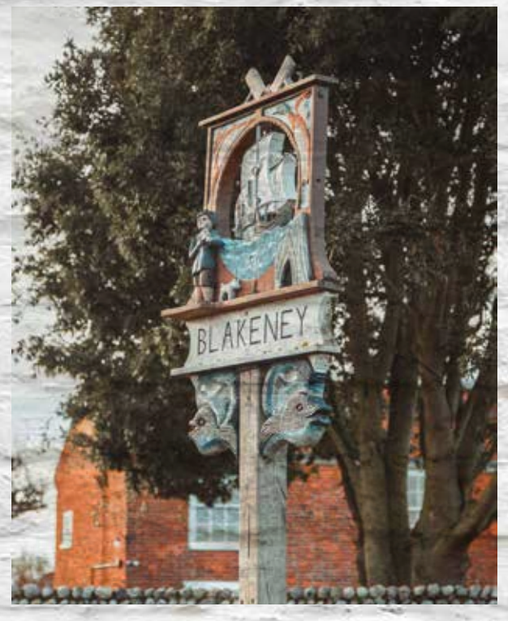
The coast is your playground, pluck some fresh samphire to add a taste of the sea to your dinner, or try your hand at crabbing on the quay.

Once a bustling medieval port, the village's history is etched in its Guildhall and the towering Church of St. Nicholas. The spirit of Blakeney's trading past lingers, enriching the village's character. Now, the National Trust's Blakeney Point nature reserve is a sanctuary for thousands of birds, making it

Despite its peaceful atmosphere, Blakeney is a place where community thrives. Start your day with a pastry and a perfectly brewed coffee from Two Magpies Bakery, before trying the local dining scene, The White Horse offering hearty meals, while The Blakeney Hotel serves up an elegant supper with stunning views.

Blakeney's charm extends beyond its natural beauty and historic roots. The village is dotted with characterful brick and flint fishermen's cottages, tucked away in hollyhock-lined lanes known as lokes. This is a place where every house tells a story, and yours - is waiting to be written.

















Gateway To More

Whilst a life spent in Blakeney, with its charm at your doorstep, is wonderful, it also places you in the heart of some of the county's most desirable and picturesque destinations.

A short drive inland brings you to Holt, a charming Georgian town renowned for its independent boutiques, art galleries, and antique shops. The town's elegant streets are lined with flint stone buildings, giving it a quintessentially Norfolk feel.

To the edge of the town is Gresham's School, a highly regarded public school with famed former students such as Sir James Dyson, Holt Country Park offering peaceful woodland walks, and Baconsthorpe Castle which provides a glimpse into the area's rich history.

For a sophisticated day out, Burnham Market, often referred to as the "Chelsea-on-Sea," is just a 30-minute drive away. This upmarket town is known for its chic atmosphere, with a mix of designer clothing stores, home-ware boutiques, and high-end delicatessens. The Hoste Arms, a renowned gastro-pub and boutique hotel, is a perfect spot for a relaxing lunch or weekend retreat. Burnham Market's proximity to the coast adds to its appeal, offering easy access to the stunning beaches of Brancaster and Holkham, ideal for a scenic walk or family day out.

If you're looking for traditional seaside charm, Wells-next-the-Sea is another nearby gem. Known for its colourful beach huts and expansive sands, Wells offers a slower pace of life, with crabbing on the quay, ice cream shops, and excellent fish and chips.

Living in Blakeney means being surrounded by both the coastal beauty and the rural elegance of North Norfolk. With convenient access to stylish market towns, seaside escapes, and countryside walks, you'll never be short of things to do or places to explore in this delightful part of the world.

Beautifully Finished

• New Completed Detached Single Storey Home
• Built by Hatch Homes Coastal
• Three Generous Bedrooms • Principal Bedroom with En Suite
• Stunning Open Plan Kitchen/Living/Dining Room • High Specification Throughout • Bespoke Neptune Kitchen • Landscaped Gardens
• Private Gated Driveway • Walking Distance to Blakeney Quay

An exceptional coastal home that blends timeless North Norfolk architecture with beautifully crafted contemporary interiors, ready to move straight into and enjoy.

Set within the beautiful coastal village of Blakeney, this exceptional newly completed single-storey home has been thoughtfully designed and finished to an outstanding standard by Hatch Homes Coastal. Combining traditional North Norfolk brick and flint architecture with elegant contemporary interiors, it offers stylish, low-maintenance living in an enviable coastal setting.

Every aspect of the home has been carefully considered, from the spacious open-plan living accommodation and beautifully appointed kitchen to the luxurious bathrooms and generous bedrooms. High quality materials and craftsmanship are evident throughout, creating a home ready to be enjoyed from day one.

A private gated driveway leads to a substantial oak-framed double carport with extensive off-road parking, whilst landscaped gardens provide attractive outdoor spaces that complement the property's timeless design.

This is a rare opportunity to acquire an outstanding new home in one of North Norfolk's most desirable villages.








caple























The Build



Kitchen/Dining/Sitting Room
38'0" x 20'0" (11.58m x 6.10m)

Bedroom One
15'5" x 12'3" (4.70m x 3.73m)

Bedroom Two
15'11" x 10'9" (4.85m x 3.28m)

Bedroom Three
12'3" x 10'0" (3.73m x 3.05m)

Carport
19'11" x 18'9" (6.07m x 5.72m)

Total Accommodation Approximately 1,743 sq. ft. (Excl. Car Port)

Specification

CONSTRUCTION
- Traditional handmade red blend brick and flint (brick and block construction)
- Sandtoft Arcadia reclaimed clay pantiles
- Agate grey facias and soffits
- Black OGEE cast iron effect rainwater goods
- Agate grey sash and slimline windows
- Agate grey cottage front door and knocker
- Agate black slimline bi-fold doors

EXTERIOR
- 20m washed stone gravel driveway
- Provision for EV charger
- Oak carport
- Up and down agate grey slim profile lights to front elevation
- Iroko wood front swing gates, woven fencing around plot boundaries
- Front garden laid to lawn; shingle-finished rear garden
- Landscaping
- Outside tap

KITCHEN & UTILITY
- Bespoke Neptune Kitchen in Chicester range
- 30mm Lagoon Quartz worktops with upstands
- Beehive handles
- Villeroy & Boch ceramic double belfast sink
- Bamburgh kitchen tap with rinse
- Caple oven and microwave
- Caple downdraft induction hob
- Caple integrated full height fridge and freezer
- Caple integrated dishwasher
- Caple wine cooler
- Integrated bins

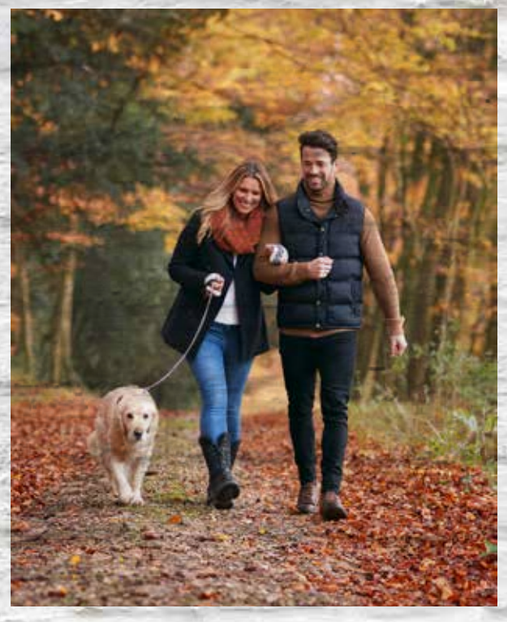
BATHROOMS
- Premium Burlington traditional design sanitary-ware
- Premium Burlington traditional taps, bath and shower fittings
- Heated towel radiators
- Designer Mandarin Stone Calacatta honed marble shower tiling with complementary wall panelling

GENERAL – INTERIOR
- Pre-finished oak interior doors
- Callisto lever on round rose door handle, satin nickel & polished chrome
- Contemporary skirting boards and architraves
- Premium white electrical sockets
- TV points to all bedrooms
- Coir mat well
- Bespoke Neptune boot room in Chicester Range

FLOORING & LIGHTING
- Manoa engineered oak flooring
- Premium textured loop pile carpet
- Downlighting throughout
- Rose pendant lights to bedrooms
- Feature pendants to kitchen island

GENERAL INFORMATION
- ASHP underfloor heating
- Mains electricity and water
- Sewage treatment plant
- Fibre optic broadband and telephone
- ABC 6 Year Professional Consultants Certificate
- Central heating, appliances and fenestration guaranteed

The property has been completed to an exceptional specification using high quality materials and finishes throughout.









Your Developer

A Hatch Homes property stands out for its distinctive qualities. Every detail of the homes they build, from the spaces in the homes to the materials used, reflects exceptional care and meticulous attention to detail.

Hatch Homes aims to redefine what homeowners can expect from new build specifications. Their goal is to both surprise and delight those who choose to live in their homes, creating spaces which instils a sense of pride for years to come.

Their approach ensures that every aspect of a home is carefully considered, allowing homeowners to simply enjoy their new surroundings.

By focusing on small-scale developments, Hatch Homes maintains an unparalleled level of quality which sets them apart from other builders. Their dedication to excellence is evident in every aspect of their work.

Striving to create homes which are more than just living spaces, they are environments where families can thrive. By consistently delivering exceptional quality and innovative design, Hatch Homes continues to build a reputation for creating homes which stand the test of time and are lovingly part of their communities.

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Location

New Road, Blakeney, Norfolk, NR25 7NY
What3words: ///plotted.protrude.park



MANAGEMENT FEES

Shared cost of driveway - please enquire for more details

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

AGENT'S NOTES

Internal photographs shown are of the completed property with CGI dressing. External images are shown of the property with CGI enhanced landscaping.

The property is offered with the benefit of the appropriate new home warranty and has been completed in accordance with the approved planning permission.

There is a 3 year minimum initial occupancy and separate principal residency condition applied to this property.

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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.