



THE STORY OF

# 16 The Pastures

*Blakeney, Norfolk*

SOWERBYS



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# 16 The Pastures

Blakeney, Norfolk  
NR25 7LY

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Excellent Condition Throughout

Quiet Central Location

Allocated Parking

Private South Facing Rear Garden

Coastal and Pastures Views

Walking Distance of Village Amenities

No Onward Chain

Lock Up and Leave Holiday Home

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**SOWERBYS HOLT OFFICE**

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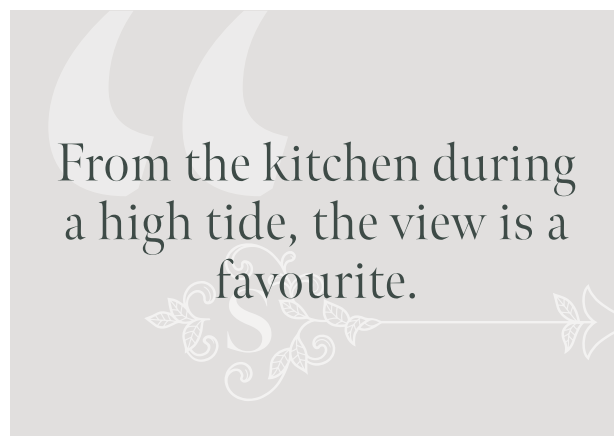


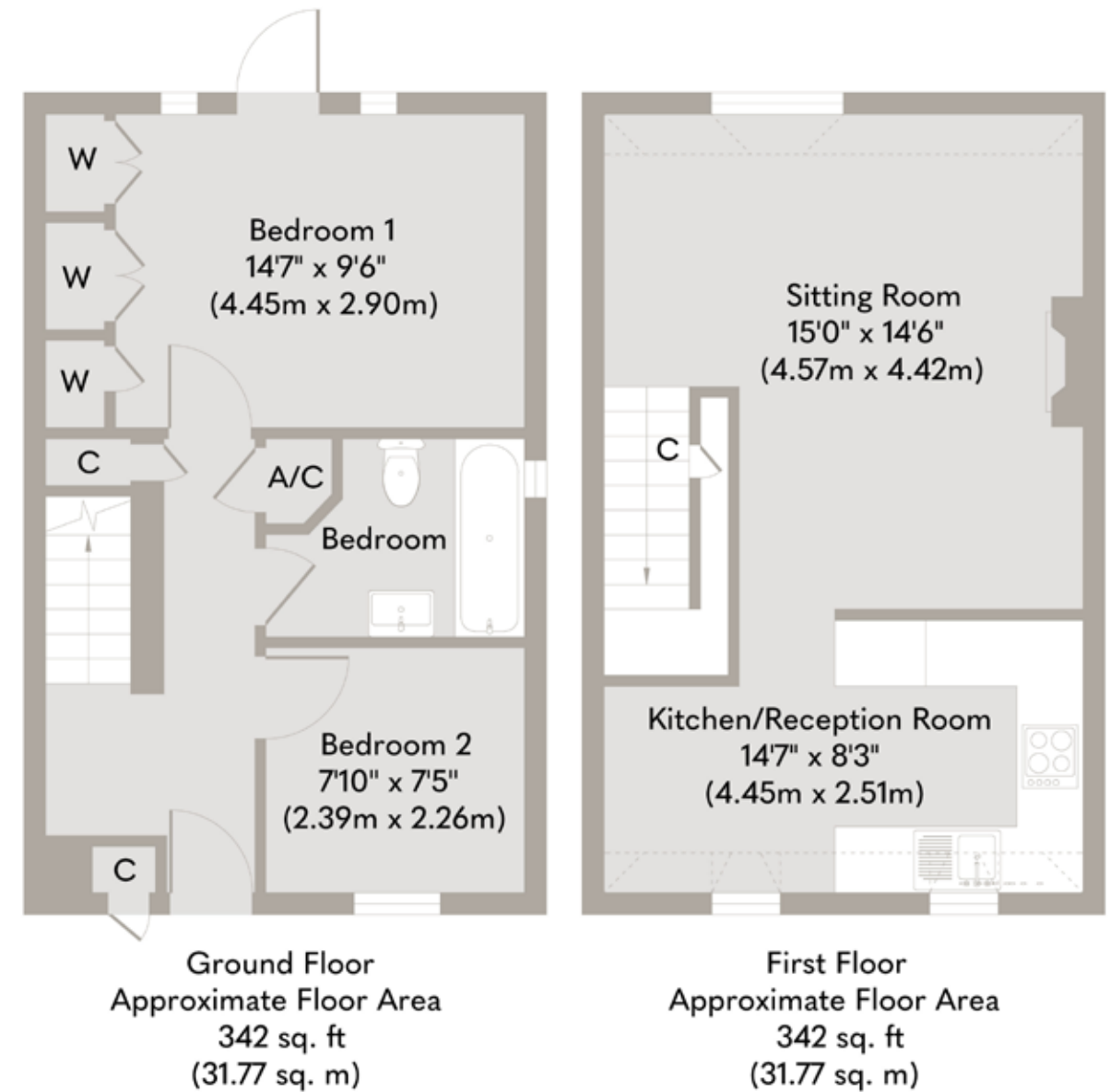
Arranged over two floors, the accommodation has been thoughtfully designed to make the most of its coastal setting. The ground floor opens into a welcoming entrance hall, with two well-proportioned bedrooms, including a generous principal bedroom with extensive fitted storage, alongside a family bathroom.

Upstairs, the open-plan living space enjoys the rare combination of both coastal and Pastures views together in a comfortable sitting area, complete with an open fireplace which is presently sealed, and a well-appointed kitchen. This elevated arrangement creates a light and inviting place to relax, with the outlook forming a natural backdrop to everyday life. The property also benefits from sealed unit double glazing and electric central heating.

Adjoining the front garden there is a dedicated parking space, while to the rear lies a charming, south facing enclosed garden. Private and manageable, it offers an appealing place to sit out and enjoy a fresh coastal air without the demands of extensive upkeep.

With its reverse-plan accommodation, balanced living space and attractive village setting close to the coast, this characterful cottage offers an appealing opportunity to enjoy life in one of North Norfolk's most desirable coastal locations.





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 the Vendor



“There are so many hidden walks around the town just waiting to be discovered.”



## SERVICES CONNECTED

Mains electricity, water and drainage. Electric central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref: - 0370-2953-8610-2106-8615

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:///library.digestion.commoner

## AGENT'S NOTE

£275 annual charge for maintenance of common areas.

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# SOWERBYS

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