



A SUBSTANTIAL DETACHED PROPERTY OF OVER 4300 SQ.FT. IN A PRIVATE, LEAFY SETTING OVERLOOKING THE PASTURES

Swallow Cottage, Little Lane, Blakeney, Holt, Norfolk NR25 7NH

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ESTABLISHED 1966

Swallow Cottage
Little Lane
Blakeney
Norfolk
NR25 7NH

*A FIVE BEDROOM HOME WITH ANNEXE POTENTIAL IN THE
HEART OF BLAKENEY WITH DISTANT COASTAL VIEWS*

Guide Price: £1,500,000 (18.06.24)
Freehold BUR240080

- A much-loved family home on the market for the first time since 1973.
- Versatile layout with ground floor annexe potential.
- Over 4300 sq.ft. of well-proportioned accommodation set out as follows;
- Ground Floor; Entrance Hall, Cloakroom, Sitting Room, Drawing Room, Dining Room, Kitchen with AGA, Lobby, Library, Conservatory, Inner Hall, Study, Boot Room, Shower Room/WC, Bedroom with En-suite Bathroom.
- First floor accessed from a staircase from the Drawing Room, Landing, Master Bedroom with En-suite Bathroom, Bedroom with En-suite Bathroom.
- First Floor accessed from a staircase in the Hall; Landing Bedroom, Bathroom, Bedroom with Walk-in Wardrobe.
- Second floor; Useful attic room with staircase leading from landing
- Outside; Gated entrance opening onto parking and turning area. Covered boat store. Beautifully mature gardens well-stocked with flowering borders, mature trees, shrubs and plants. Private paved terrace and lawn, timber summerhouse and shed.
- Private setting with far-reaching views over The Pastures to the sea and just a moments' walk from the High Street and historic Quay.









BLAKENEY must be one of the most sought after coastal villages in North Norfolk. The whole coastal area, much of it owned by The National Trust, is designated as an Area of Outstanding Natural Beauty, attracting both sailing enthusiasts and ornithologists. The village retains a unique atmosphere with many of the old mariners' and merchants' houses remaining in its narrow streets with others tucked away in flint walled alleyways. The main street runs down to the Quay with its salt marsh and channels, with Blakeney Point beyond. There is a surprisingly wide selection of shops, public houses and hotels. A wider range of amenities can be found in the Georgian town of Holt, about 5 miles to the south.

SERVICES: Mains water, electricity and drainage.

HEATING: Independent electric radiators. Two Wood-burning stoves

COUNCIL TAX BAND: G

BROADBAND: Ofcom indicate that superfast broadband is available at the property

MOBILE COVERAGE: Ofcom indicate that O2 is likely to have voice and data inside the property and that Vodafone is likely to have limited voice and data inside the property.
Ofcom indicate that EE, Three, O2 & Vodafone are likely to have voice and data outside the property.

AGENT'S NOTE: 1-The property is situated in a conservation area. 2-A garage and parking area immediately outside the gates of Swallow Cottage are available to purchase by separate negotiation.



ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		









FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk



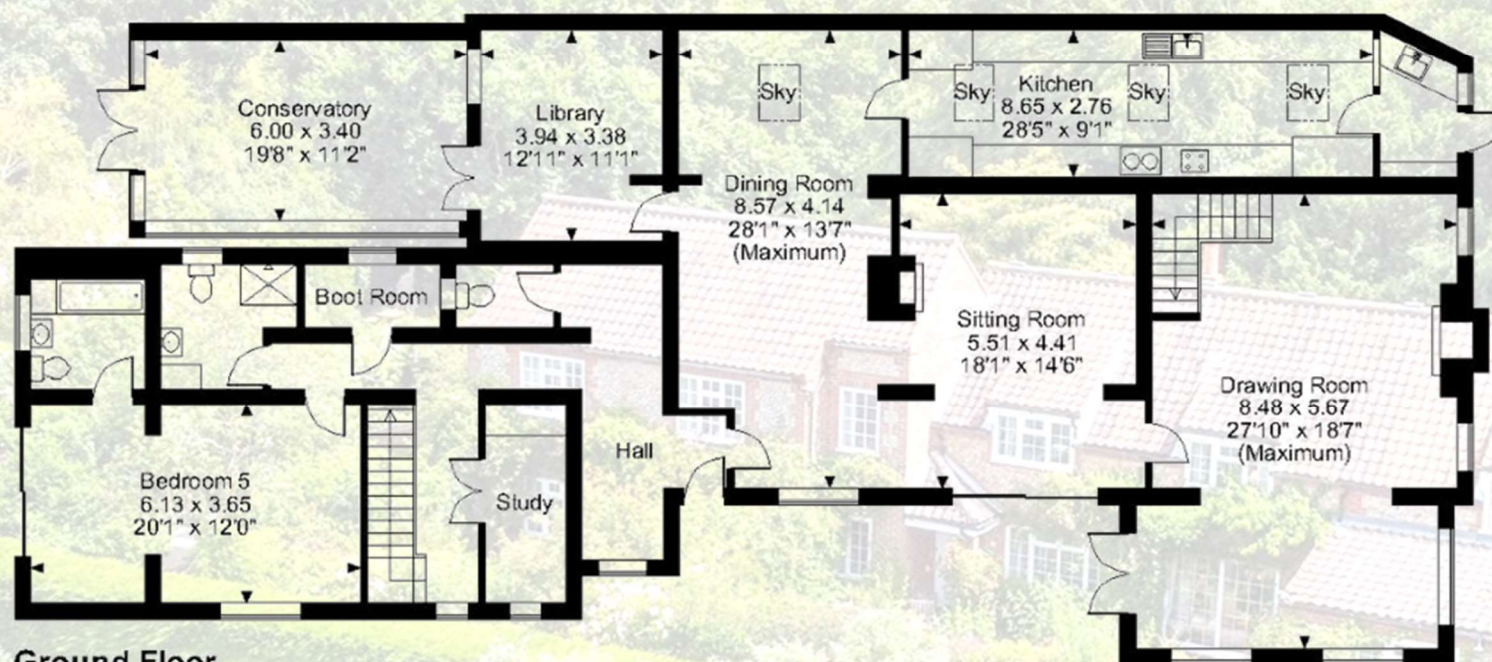
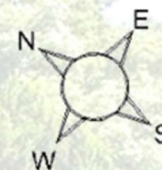


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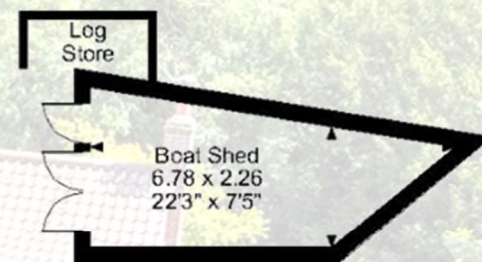
Approximate Gross Internal Area

Main House = 4355 Sq Ft/405 Sq M

Outbuilding = 155 Sq Ft/14 Sq M



Ground Floor



Outbuilding



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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