



*The  
Anchorage*

A LUXURIOUS CONTEMPORARY PROPERTY WITH AN OPEN-PLAN FIRST FLOOR RECEPTION AND UNINTERRUPTED COASTAL VIEWS

Anchorage, Coast Road, Salhouse, Norfolk NR25 7XG

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ESTABLISHED 1966



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**Anchorage  
Coast Road  
Salhouse  
Norfolk  
NR25 7XG**

*A DETACHED 4/5 BEDROOM PROPERTY, CURRENTLY A SUCCESSFUL HOLIDAY LET, SET OUT OVER THREE FLOORS AND OFFERED FOR SALE WITH NO ONWARD CHAIN*

**Guide Price: £1,200,000** (15.02.25)  
Freehold BUR250032

- A detached coastal property with superb views within easy walking distance of the Dun Cow public house, Salhouse Stores, the marshes and beach.
- Offered for sale with no onward chain.
- Versatile accommodation of around 1800 sq.ft. set out over three floors.
- Entrance Hall, Master Bedroom with En-suite Shower Room and Balcony looking out to sea, Utility Room, Snug/Bedroom 5, a second Bedroom with En-suite Bathroom, tw further Bedrooms, Bathroom, Shower Room, first floor Kitchen/Dining Sitting Room with Juliet Balcony and versatile Mezzanine Room.
- Outside, to the front aspect is a parking and turning area, double garage, balcony for bedroom 1 and lawned garden. To the rear is a paved terrace and large south-facing enclosed garden with double doors leading onto it from the snug and a further door from the utility room.
- Desirable features include EV charging point, solar panels, wood-burning stove, oil-fired central heating and timber flooring.









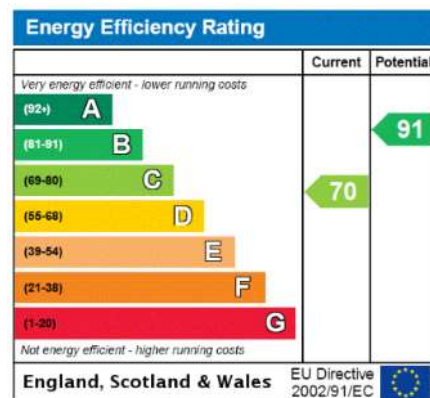






## ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request















**SALTHOUSE** is a highly desirable coastal village situated in an Area of Outstanding Natural Beauty between Blakeney and Sheringham. The village is popular with walkers and bird watches drawn to the unspoilt beaches and saltmarshes. The village also features a well-respected public house, The Dun Cow, a post office, convenience shop, Cookies Crab Shop family run sea food café and Church. The Georgian market town of Holt with its extensive range of individual shops and restaurants is just 3 miles away. Norwich, with main line railway links to London is approximately 23 miles to the south.



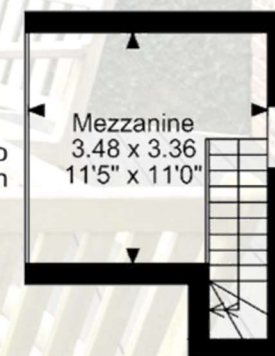
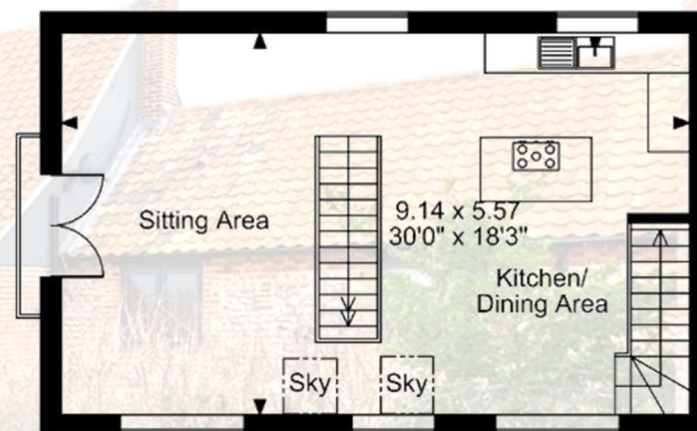
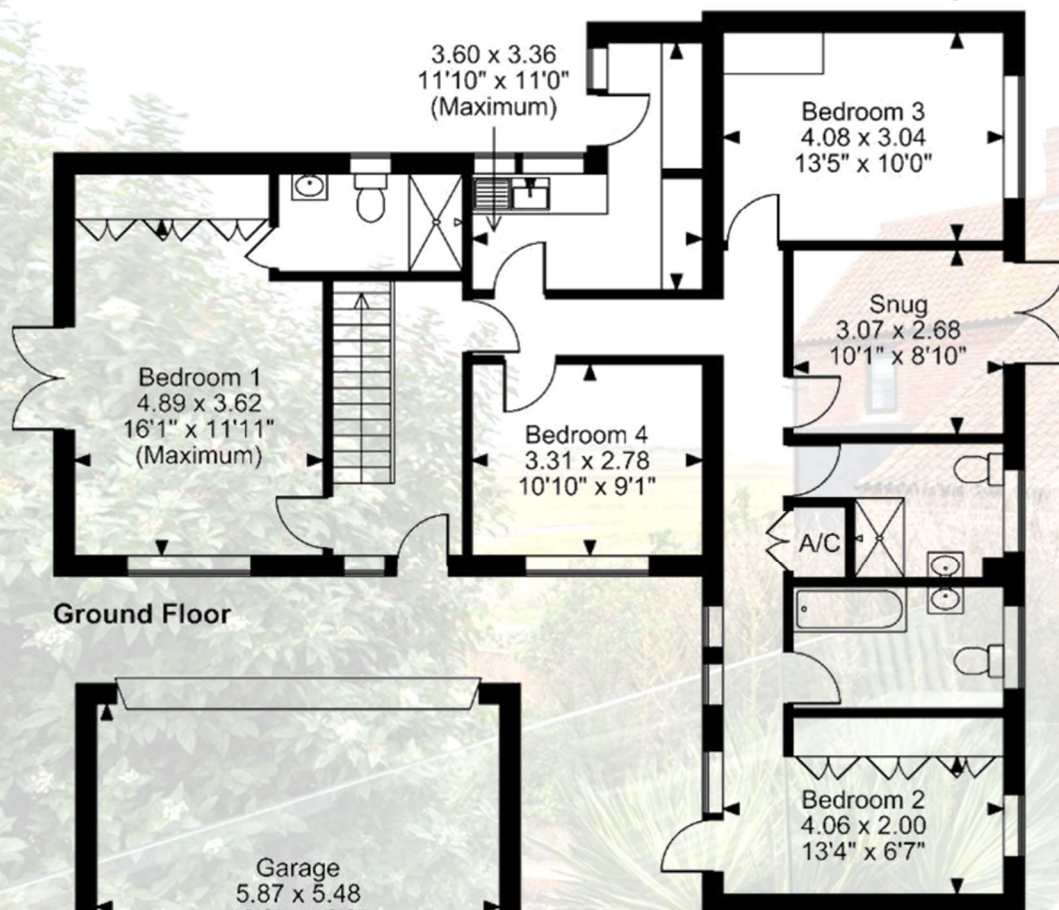
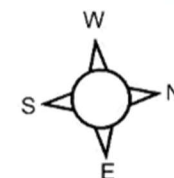
**Anchorage, Coast Road, Salthouse, Holt, Norfolk**

**Approximate Gross Internal Area**

**Main House = 1783 Sq Ft/166 Sq M**

**Garage = 346 Sq Ft/32 Sq M**

**Total = 2129 Sq Ft/198 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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**HEATING:** Oil-fired central heating.

**COUNCIL TAX:** Band F.

**SERVICES:** Mains water, electricity and drainage.

**AGENT'S NOTE:** The property is situated in a conservation area.

**BROADBAND:** Ofcom report that superfast broadband is available to the property.

**MOBILE COVERAGE:** Ofcom report that EE has limited voice and data inside the property and that Vodafone, Three and 02 have none. Ofcom report that EE, 02 and Vodafone are likely to have voice and data outside the property, Three is likely to have voice but limited data.

**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 such as carpets, curtains, light fittings, etc., 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](http://www.bedfords.co.uk)







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