



**A BEAUTIFULLY APPOINTED SPACIOUS TWO BEDROOM COTTAGE TUCKED AWAY JUST OFF THE HIGH STREET**

Snowdrop Cottage, Blakeney House, High Street, Blakeney, Norfolk NR25 7NX

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**Bedfords**

ESTABLISHED 1966



**Snowdrop Cottage**  
**Blakeney House**  
**High Street**  
**Blakeney**  
**Norfolk**  
**NR25 7NX**

*A very well-presented modern cottage in a discrete location with gardens and parking set within the leafy grounds of Blakeney House*

**Guide Price: £595,000** (27.03.25)  
Freehold BUR250056

- Modern terraced cottage constructed in 2006 currently a successful holiday let.
- Tastefully presented in all areas and decorated in muted colours.
- Peaceful setting a moment from the High Street, quay and coastal path.
- Accommodation of over 800 sq.ft. as follows; Entrance Hall, Cloakroom, Sitting Room, Kitchen/Dining Room, Landing, two Bedrooms and a Shower room/WC.
- Outside, small enclosed front garden, two allocated parking spaces and a well-maintained west-facing rear garden with a leafy outlook over the grounds of Blakeney House paved and shingled for ease of maintenance. Pedestrian gate opening onto passage leading to parking area.
- Desirable features include modern electric central heating, wood burning stove, timber flooring, high-quality kitchen with granite countertops and a Rangemaster stainless steel range cooker.
- Offered for sale with no onward chain. Contents available to purchase by separate negotiation.











**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.









**HEATING:** Electric central heating & wood-burning stove.

**COUNCIL TAX:** Currently business rated, previously Band C.

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

**BROADBAND:** Ofcom indicate that Superfast broadband is available at the property.

**MOBILE COVERAGE:** Ofcom report the following indoor coverage for voice and data; EE & Three-none. O2 - voice likely but data limited and Vodafone-limited. Ofcom report the following outdoor coverage for voice and data; EE, Three, O2 & Vodafone-likely.





**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](http://www.bedfords.co.uk)

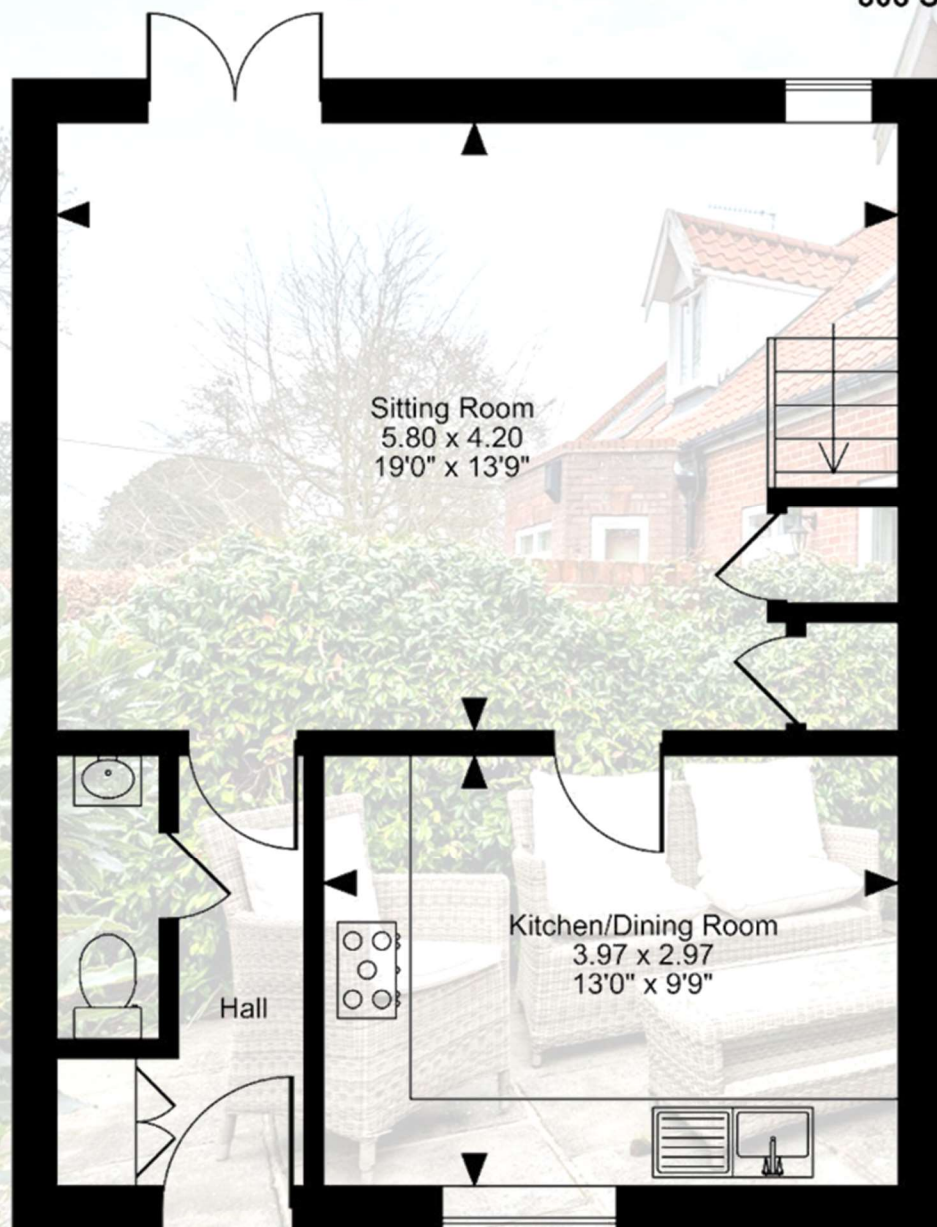
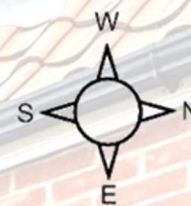




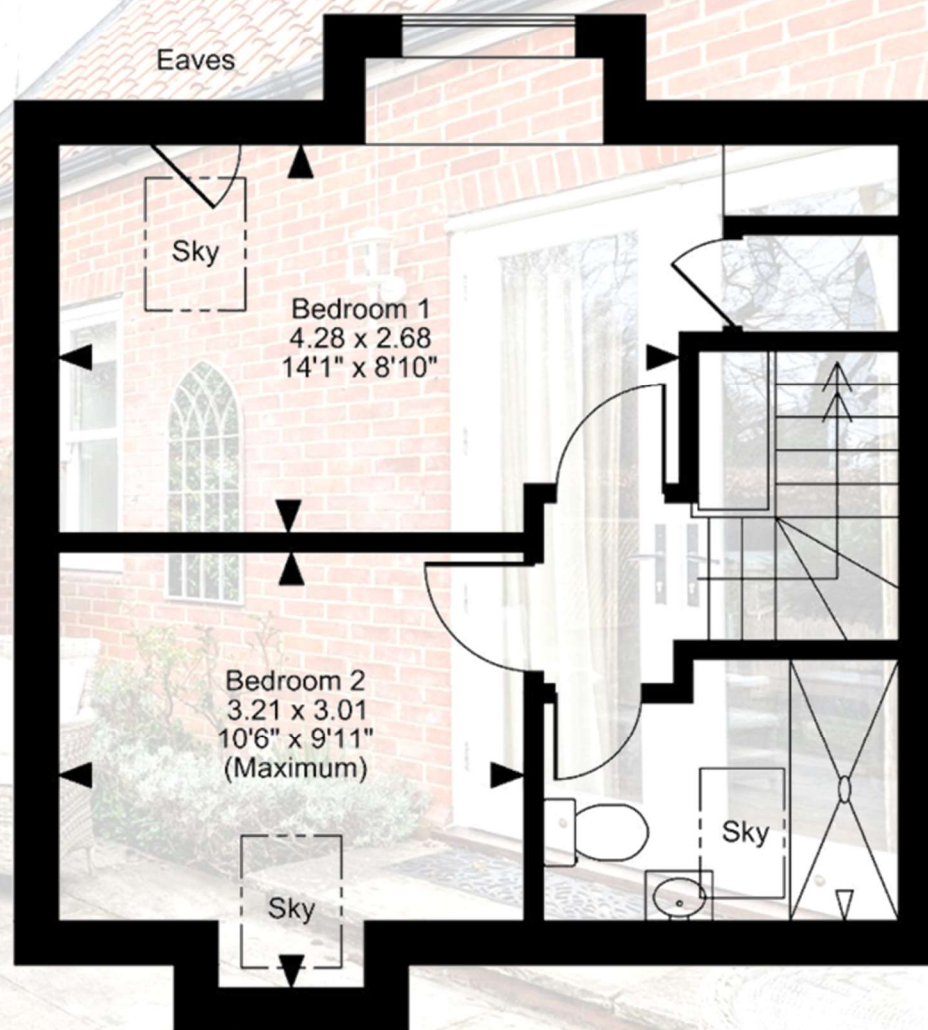




**Blakeney House, Snowdrop Cottage, High Street, Blakeney**  
**Approximate Gross Internal Area**  
**808 Sq Ft/75 Sq M**



**Ground Floor**



**First 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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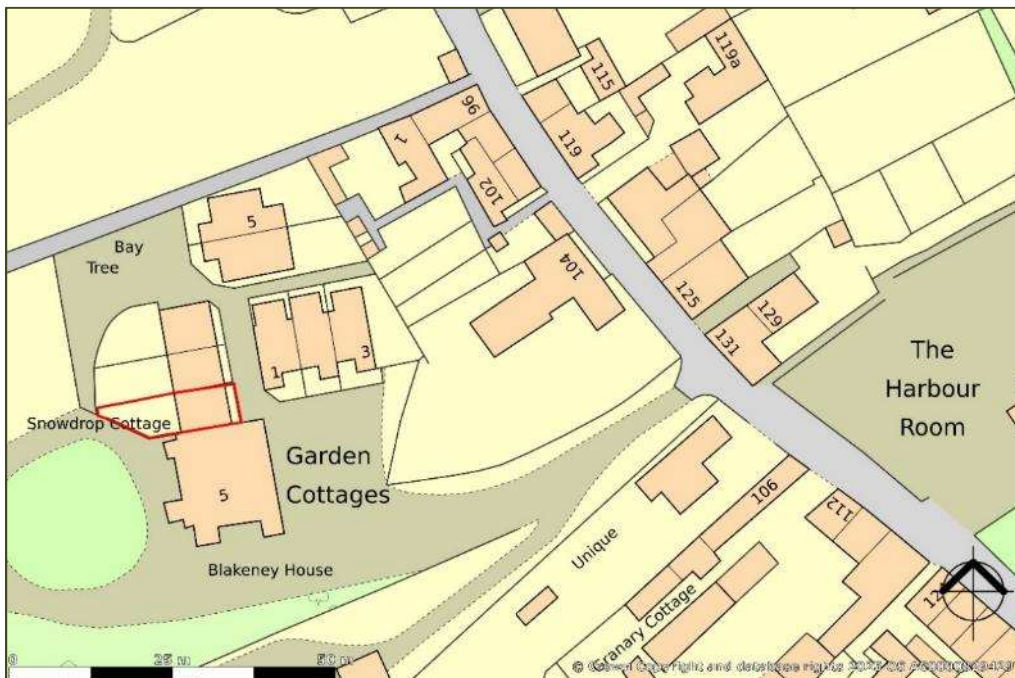




## ENERGY PERFORMANCE CERTIFICATE (EPC):

A full copy of the EPC is available upon request

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		







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