



A CHARMING PERIOD COTTAGE SITUATED AT THE END OF A LOKE A SHORT WALK FROM THE HISTORIC QUAY
Mulberry Cottage, 14 High Street, Blakeney, Norfolk NR25 7AL

bedfords.co.uk

Bedfords

ESTABLISHED 1966

Mulberry Cottage
14 High Street
Blakeney
Norfolk NR25 7AL

A CHARMING PERIOD COTTAGE SITUATED AT THE END OF A LOKE A SHORT WALK FROM THE HISTORIC QUAY

Guide Price: £395,000

(14.11.23) Freehold BUR200036

- Beautifully presented period cottage.
- Currently a successful holiday let.
- Cobbled flint construction.
- Accommodation comprises; Kitchen/Dining/Sitting Room, Shower Room/WC, Landing, Cloakroom, Bedroom & Bathroom.
- Enclosed courtyard garden to front.
- Desirable features include wooden floors, wood-burning stove, timber double-glazed windows, exposed wall and ceiling timbers, roll-top claw-foot bath and electric central heating.
- Situated a short stroll from the quayside and set well-back from the high street.
- Offered for sale with no onward chain





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 & drainage

Heating – Electric central heating

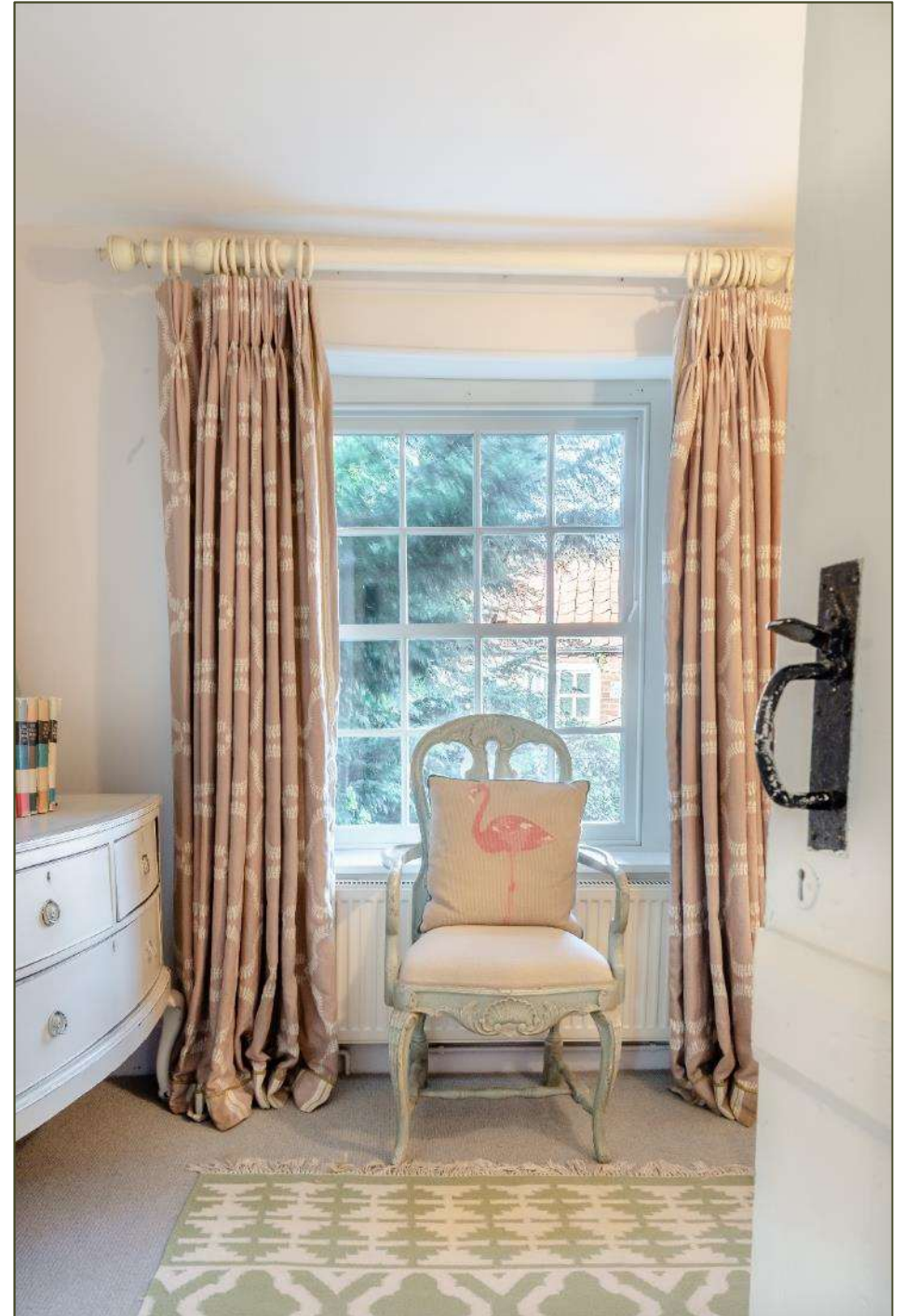
Council Tax Band – TBC









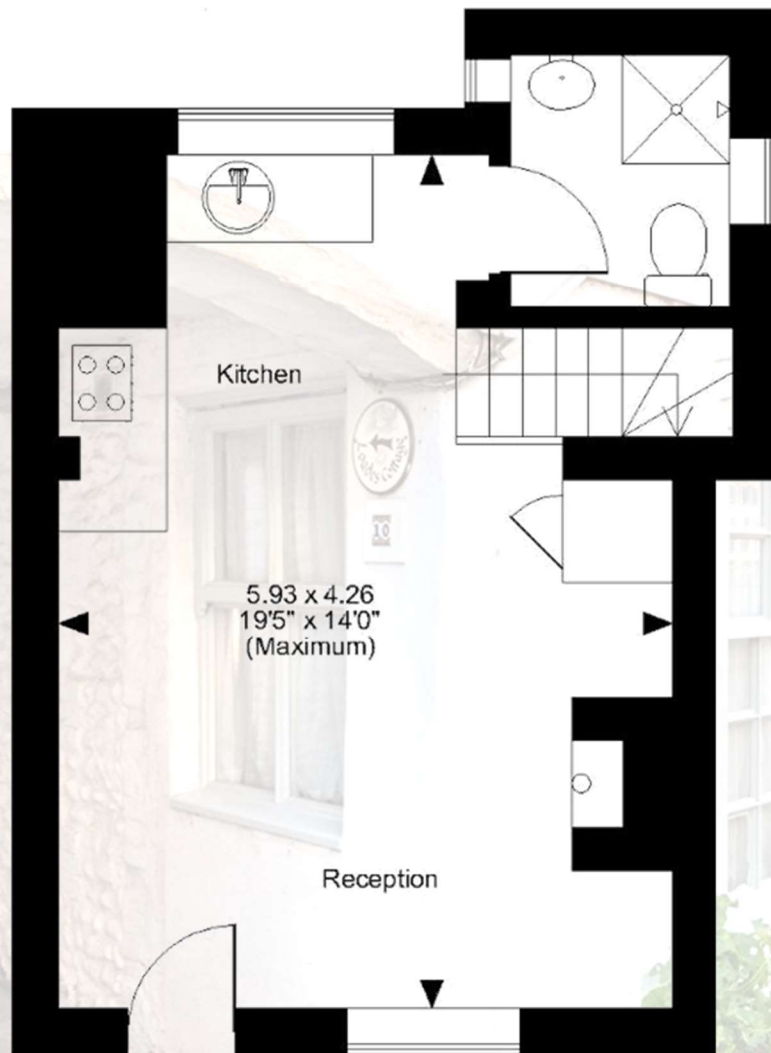
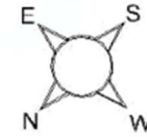


ENERGY PERFORMANCE CERTIFICATE (EPC):

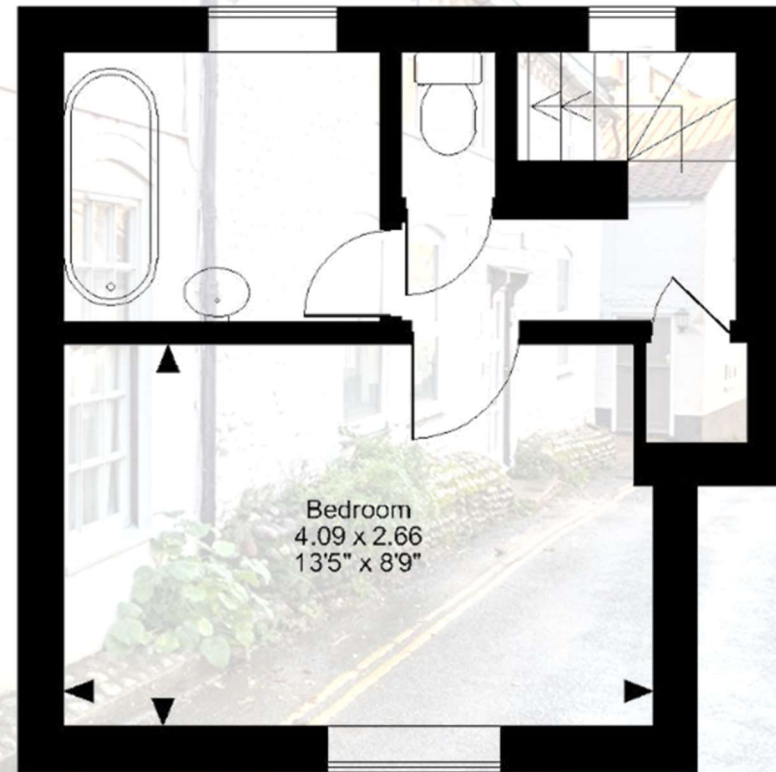
A copy of the full EPC is available upon request

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	10	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Mulberry Cottage, Blakeney, Blakeney, Norfolk
Approximate Gross Internal Area
493 Sq Ft/46 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.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8576318/DAK

Loke leading to Mulberry Cottage





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





Bedfords
ESTABLISHED 1966

The Bower House, 25 Market Place, Burnham Market, Norfolk PE31 8HF | BEDFORDS.CO.UK