



A BEAUTIFULLY-APPOINTED MODERN HOUSE WITH 5 EN SUITE BEDROOMS, A SELF-CONTAINED ANNEX AND SOUTH-FACING GARDENS

73 Morston Road, Blakeney, Holt, Norfolk NR25 7BD

bedfords.co.uk

Bedfords

ESTABLISHED 1966

Guide Price: £1,495,000

(Freehold) Ref: BUR210001 (10.10.23)

- Superb modern house comprehensively renovated by Stuart Farrow (Builders & Contractors) Ltd in 2020
- Entrance Hall
- Kitchen / Dining Room with bi-fold doors to the south-facing garden
- Sitting Room with wood-burning stove
- Utility Room
- WC
- Basement with Cinema Room
- Ground floor Bedroom with En Suite
- Four further Bedrooms, each with an En Suite
- Part-walled south-facing garden with a large terrace, loggia and lawn
- Ample off-road parking
- Self-contained annex/studio
- In all 0.28 acre
- Currently operated as a holiday let – available to complete January 2024 or sooner with an undertaking to honour the existing bookings







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 and attracts 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

ENERGY PERFORMANCE CERTIFICATE (EPC):

A full copy of the EPC is available upon request



HEATING: Underfloor heating from an Air Source Heat Pump

COUNCIL TAX: Business rated

SERVICES: Mains water, electricity and drainage

SAT NAV: NR25 7BD

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.







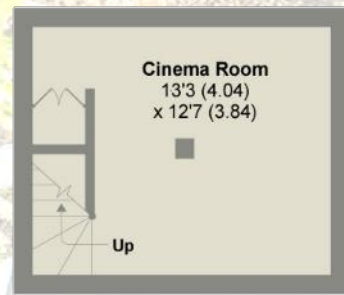


Approximate Area = 2555 sq ft / 237.3 sq m

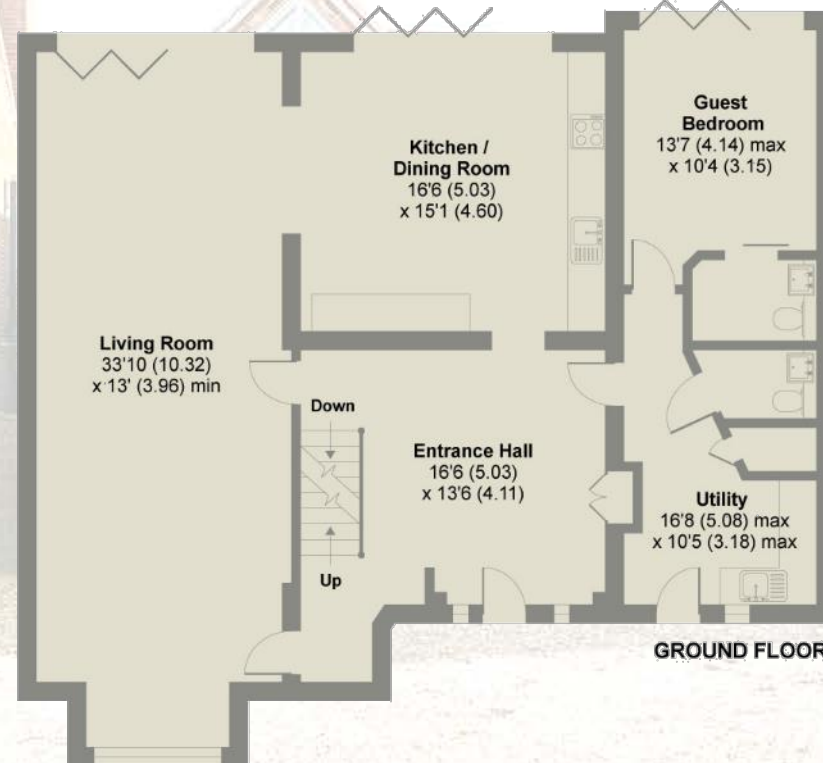
Annexe = 330 sq ft / 30.6 sq m

Total = 2885 sq ft / 268 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Bedfords Estate Agents. REF: 962214



MHW & MLW

Und

14.0m

100 m

200 m

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The Annex







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.

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