



A GRADE II LISTED BRICK & FLINT COTTAGE, RECENTLY RESTORED AND SET IN PART-WALLED GARDENS OF 0.44 ACRE

Woodpecker Cottage, 4 Wiveton Road, Blakeney, Norfolk NR25 7NJ

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Bedfords

ESTABLISHED 1966

Guide Price: £1,500,000

(Freehold) Ref: BUR220158 (01.06.23)

- A detached Grade II listed house dating from the 17th century with later additions
- Recently extended and restored
- Entrance hall
- Triple aspect beamed Sitting Room with wood-burner
- Double aspect Snug/Dining Room with wood-burner
- Study
- Vaulted Kitchen/Breakfast Room
- Boot Room
- WC
- Two ground floor Bedrooms sharing a Shower Room
- Principal Bedroom with en suite Bathroom
- Bedroom 2 with en suite Shower Room
- Garage, two Car-ports, gardener's WC and ample Parking
- Attractive lawned gardens bordered in part by attractive old flint walls
- Deck partially covered by a Loggia ideal for barbecues
- Separate south-facing Orangery









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 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 lining its narrow streets while others are tucked along flint walled alleyways. The main street runs down to the Quay with its salt marsh and channels and Blakeney Point beyond.

The village itself offers a surprisingly wide selection of shops, public houses and hotels.

Holt, 5 miles to the south, has a wider range of independent boutique shops which include Bakers & Larners' department store, Byfords' delicatessen and several excellent galleries, restaurants and other amenities along with the renowned Gresham's Public School which provides co-educational private schooling from pre-preparatory to sixth form.



The fine cathedral city of Norwich is about 29 miles and offers a full range of entertainment, shopping and cultural amenities and its rail station provides a regular service to London Liverpool Street (about 110 minutes) and to Cambridge (about 70 minutes). Norwich International Airport is on the northern outskirts.

AGENTS' NOTE; The northern end of the garden is subject to an Overage Agreement until 2026 whereby the grant of Planning Permission for a separate dwelling will trigger a payment to a previous owner of Woodpecker Cottage.

HEATING: Oil-fired central heating, an oil-fired AGA with an electric companion, wood-burning stoves in the sitting room and dining room.

COUNCIL TAX: Band E

SERVICES: Mains electricity, water and drainage. **SAT NAV:** NR25 7NJ

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.







Woodpecker Cottage, Blakeney, Norfolk

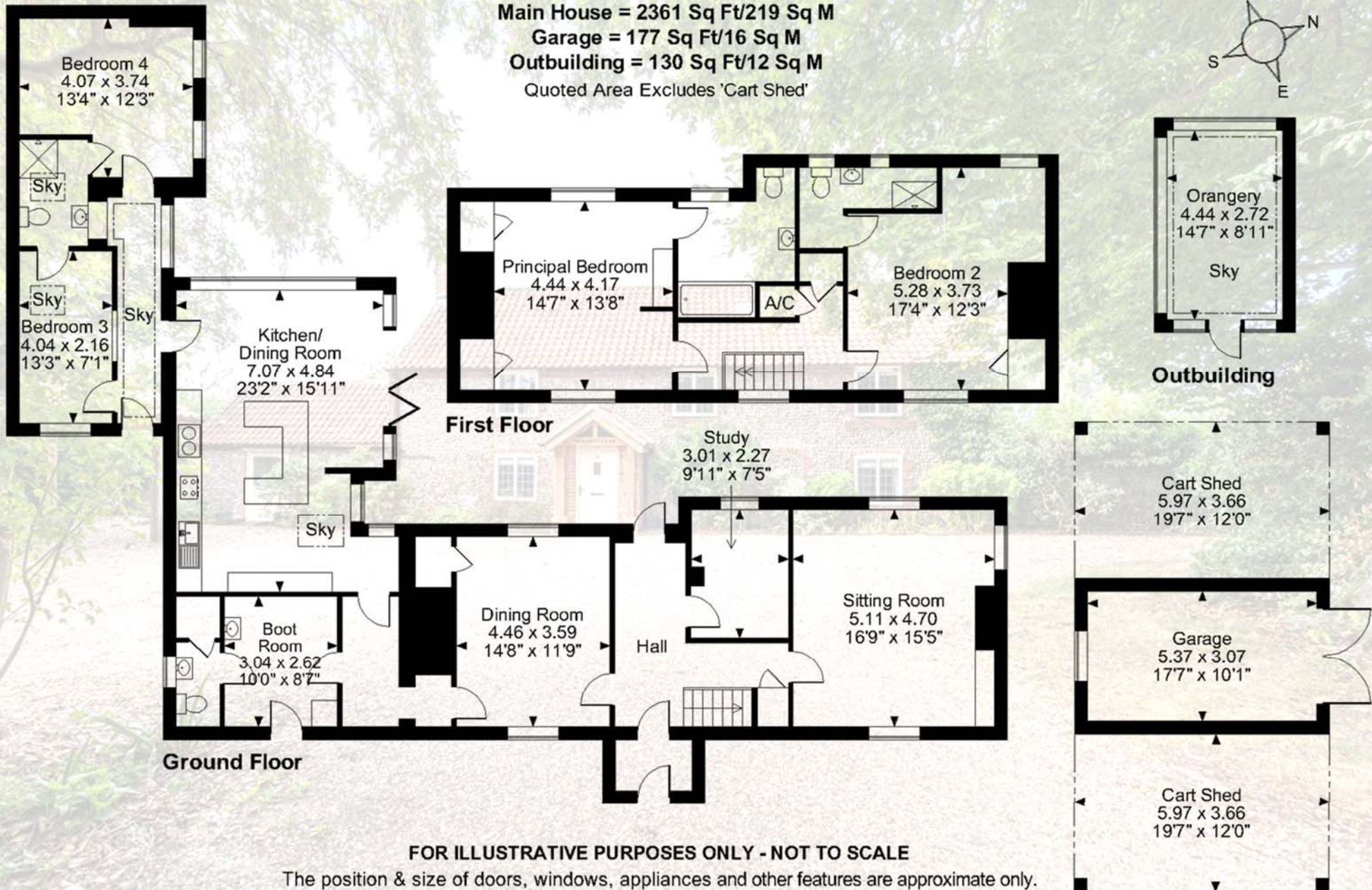
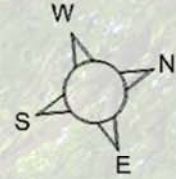
Approximate Gross Internal Area

Main House = 2361 Sq Ft/219 Sq M

Garage = 177 Sq Ft/16 Sq M

Outbuilding = 130 Sq Ft/12 Sq M

Quoted Area Excludes 'Cart Shed'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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HIGH STREET

Sub Sta

Summerdown

York Cottage

Ruberry Cottage

Sedges

Orchard House

Presbytery
St Peter's Church

Puddleduck House

Pippin House

33.1m

CLEY ROAD

27.2m

LB

St Nicholas Church

The Old Schoolhouse

Blakeney Church of England (voluntary aided) Primary School

Hill House

The Old Forge

Three Gables

Anvil Cottage

The Smithy

Fiddler's Hide

Fiddler's

Charnwood

Buntings

Greensholme

Southgate

50 m

100 m









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