



A DELIGHTFUL GRADE II LISTED COBBLED FLINT COTTAGE A SHORT WALK FROM THE QUAYSIDE

Pimpernel Cottage, 14 Westgate Street, Blakeney, Norfolk NR25 7NQ

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ESTABLISHED 1966

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Norfolk NR25 7NQ

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Guide Price: £399,950 (26.02.24)
Freehold BUR240012

- Charming period cottage
- Situated a short walk from the Quay
- Currently operates as a successful holiday let
- Cobbled flint construction under a clay pantile roof
- Desirable features include timber sash windows, timber flooring, period fireplace and wood-brining stove
- Accommodation comprises; Kitchen/Sitting Room, Landing, Bedroom and Bathroom
- Paved courtyard to front
- Easy to maintain property
- Available to purchase furnished and equipped as a going concern





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 and Drainage

Heating – Electric central heating

Council Tax Band – TBA

Broadband: Openreach indicate that Superfast Fibre Broadband is available to the property.

Mobile coverage: Ofcom indicate that Vodafone and O2 have voice & data available inside the property. Ofcom indicates that Vodafone, EE, Three and O2 have voice, data and enhanced data available outside the property.



ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







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.

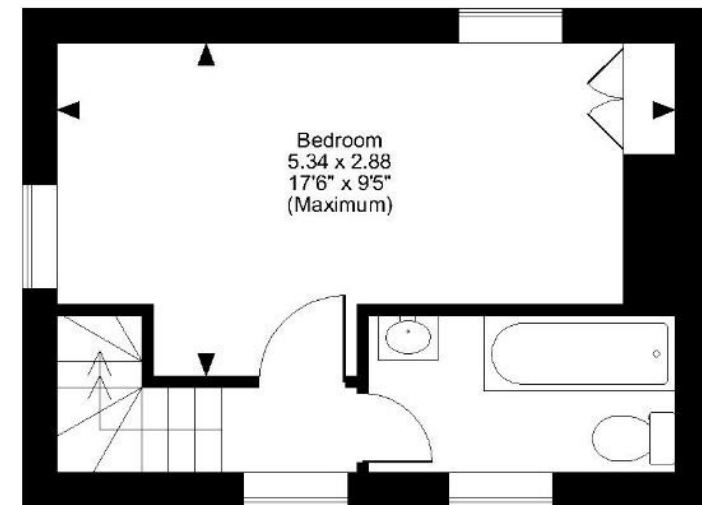
VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk



Pimpernel Cottage, Westgate Street, Blakeney, Blakeney, Norfolk
Approximate Gross Internal Area
413 Sq Ft/38 Sq M



Ground Floor



First Floor

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



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