



## New Road

Blakeney, GL15 4DF

£425,000



### Charming Period Cottage in Idyllic Rural Setting

Nestled at the end of a peaceful no-through lane and enjoying a truly picturesque setting with a stream boundary and enchanting woodland backdrop, this beautifully presented pre-1900 semi-detached cottage offers a rare blend of character, charm and modern convenience.

The property is approached through mature cottage-style gardens, thoughtfully landscaped with vegetable beds, fruit beds, seasonal spring bulbs, a pond and a delightful flagstone patio, creating a wonderful outdoor environment for both relaxation and entertaining.

Internally, the accommodation has been sympathetically improved whilst retaining an abundance of period features. A refitted kitchen with a range of integrated appliances and opens seamlessly into the heart of the home. Three open-plan reception areas provide versatile living space, enhanced by oak flooring, stripped natural wood doors and a feature wood-burning stove, creating a warm and inviting atmosphere.

To the first floor, the principal bedroom benefits from a modern en-suite shower room, whilst two further bedrooms are served by a well-appointed family bathroom.

Further features include Georgian-style windows and oil-fired central heating.

Outside, a substantial detached double garage is complemented by a useful workshop and a versatile room above, offering excellent potential for a home office, studio, hobby room or ancillary accommodation, subject to any necessary consents.



#### Entrance Hall :

16'8" x 5'5" (5.10 x 1.67)

Entered via glazed door with side screens, oak flooring, vertical radiator, twin glazed doors to main hallway.

#### Cloakroom :

6'4" x 4'2" (1.95 x 1.28)

Low level WC, wash hand basin, coat hooks, book shelves, towel radiator, stripped natural wood door, oak flooring, Georgian style window to side aspect.

#### Kitchen :

13'1" x 11'10" (4.00 x 3.63)

Re-installed in 2021, fitted with dual colour wall and base storage units, integrated dishwasher, fridge/freezer, induction hob, electric oven, extractor hood, deep pan drawers, breakfast bar, integrated storage bins, glass display cabinet, oak flooring, towel radiator, double glazed doors to outside, double glazed Georgian style window to front aspect,

#### Main Hallway :

11'2" x 6'9" (3.41 x 2.08)

Oak flooring, two radiators, stairs to first floor, under stairs recess, twin glazed doors to Dining Room, Georgian double glazed window to rear aspect and separate window with integrated cat flap.

#### Dining Room :

9'0" x 11'2" (2.75 x 3.41)

Oak Flooring, radiator, Georgian window (with secondary glazing) to front aspect, opening to Conservatory.

#### Conservatory :

12'0" x 11'2" (3.68 x 3.41)

Double glazed windows and French doors to front, vertical radiator, opening to Living Room.

#### Living Room :

9'11" x 17'4" (3.03 x 5.30)

Feature fireplace with wood burning stove, oak flooring, radiator, window to front aspect.

#### First Floor Landing :

3'0" x 19'1" (0.92 x 5.83)

Built in airing cupboard (with radiator), two radiators, Georgian window to rear aspect.

#### Master Bedroom :

10'5" x 10'4" (3.18 x 3.17)

Apex beamed ceiling, walk in wardrobe, radiator, Georgian window with secondary glazing to front aspect.

#### En-Suite Shower Room :

6'8" x 5'9" (2.05 x 1.77)

Shower cubicle, low level WC, vanity wash hand basin, tiled walls, radiator, vinyl flooring, window to front with secondary glazing.

#### Bedroom 2 :

13'1" x 11'9" (4.00 x 3.60)

Built-in wardrobe, small access to loft space (insulated), Georgian window to front aspect, double glazed Georgian window to side aspect, stripped natural wood door.

#### Bathroom :

9'3" x 7'5" (2.84 x 2.27)

Period style suite comprising of freestanding bath with rain head shower over, traditional WC, period style wash hand basin, radiator, partially tiled walls, laminate flooring, extractor fan, stripped door, Georgian window with secondary glazing to front aspect.

### Bedroom 3 :

9'2" x 9'7" (2.81 x 2.93)

Radiator, access to loft space (insulated), Georgian window with secondary glazing, stripped natural wood door.

### Outside :

Beautifully landscaped in the style of a traditional English cottage garden, the grounds feature mature herbaceous and shrub borders, seasonal spring bulbs, climbing and shrub roses, a flagstone terrace, ornamental pond, and extensive lawn. Productive areas include a vegetable garden, apple trees, and established raspberry, red and white currents, gooseberry and tayberry canes. The garden benefits from a delightful stream boundary and a woodland backdrop, creating a peaceful and private setting. A Cotswold stone driveway provides ample parking for four vehicles."

The oil boiler and tank are situated on the rear boundary. Surface rain water runs into numerous water butts. There is a greenhouse, log store and composting area.

### Detached Double Garage :

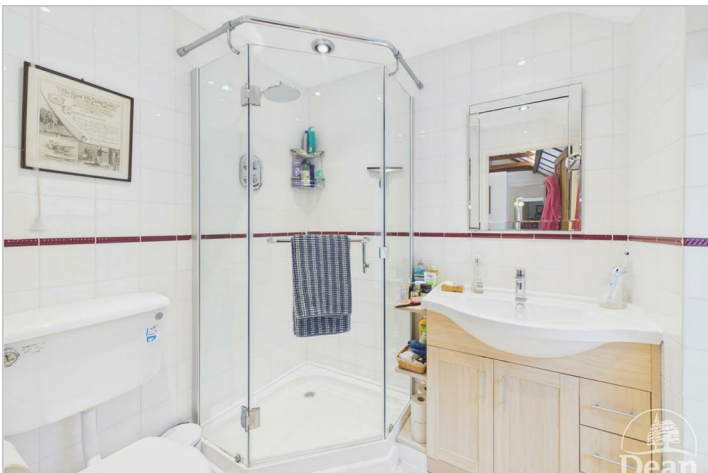
17'11" x 18'1" (5.47 x 5.52)

Two storey. Electric roller door, power and lighting, plumbing for washing machine, space for tumble dryer and cloakroom, stairs leads to the first floor room which is occasionally used for guests.

### Attached Workshop :

10'11" x 10'7" (3.34 x 3.23)

Power and light, windows to two aspects.



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Road Map



Hybrid Map



Terrain Map



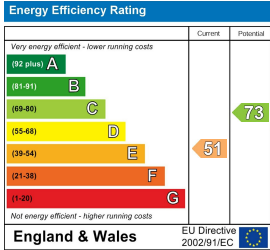
Floor Plan



Viewing

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Energy Efficiency Graph



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