



**Cuckoo Cottage, Blakeney**  
**Guide Price £350,000**

**BELTON DUFFEY**

## CUCKOO COTTAGE, 24 MORSTON ROAD, BLAKENEY, NORFOLK, NR25 7BE

A charming end terrace period cottage with well presented 2 bedroom accommodation and courtyard garden.

### DESCRIPTION

Cuckoo Cottage is a charming end terrace cottage built circa 1850 in one of north Norfolk's most desirable coastal villages and just a short walk from the centre of the village centre and the footpath leading to the marsh and coastal path.

The property has characterful ground floor living accommodation accessed through a utility/boot room with a cloakroom off, a kitchen/dining room and a cosy sitting room. Upstairs, there are 2 interlinked bedrooms and a well appointed bathroom. Further benefits include a double sided wood burning stove between the kitchen/dining room and sitting room, electric boiler central heating (with a Hive smart thermostat), quarry tiled floors and exposed ceiling beams with sash windows with shutters to the front elevation and original internal doors.

Outside, Cuckoo Cottage has a small walled southerly facing courtyard garden with space for a table and chairs and barbecue etc. The cottage is a successful holiday lettings business for the current owners and the furniture, fixtures and fittings are available by separate negotiation.



## **SITUATION**

Blakeney is one of north Norfolk's most favoured coastal villages with its narrow streets and picturesque cobble cottages leading down to the harbour. In the Middle Ages it was considered to be one of the most important ports in Britain supporting a vibrant smuggling community for many centuries up until as late as the 1850s but the draining of the marshes and the silting up of the channels put pay to them. Today the pace of life is more gentle and visitors prefer to enjoy watching the birdlife, the seals and exploring this area of outstanding beauty.

Blakeney has many amenities and leisure activities on offer in the town or close by in the neighbouring coastal villages including, sailing, bird watching, walking, first class accommodation and restaurants, schools, doctor's surgery, garage and a full range of shops including a fresh fish shop and a delicatessen.

## **UTILITY/BOOT ROOM**

3.94m x 1.77m (12' 11" x 5' 10") at widest points.

A partly glazed composite stable door leads from the courtyard to the front of the property into the utility/boot room with space for coat hooks and shoe storage. Base cupboard with a laminate worktop incorporating a stainless steel sink unit, tiled splashbacks. Spaces and plumbing for a washing machine and dishwasher, room for a freestanding fridge freezer. Radiator, vinyl flooring, south facing window overlooking the courtyard and doors to the cloakroom and kitchen/dining room.

## **CLOAKROOM**

1.55m x 1.14m (5' 1" x 3' 9")

Wall mounted wash basin, WC, chrome towel radiator, vinyl flooring and a window to the front with obscured glass.

## **KITCHEN/DINING ROOM**

4.07m x 3.02m (13' 4" x 9' 11")

A range of oak base and wall units, some glazed, with wood block worktops incorporating a butler sink, tiled splashbacks. Integrated oven and ceramic hob, built-in storage cupboard, quarry tiled floor, exposed ceiling beam and double sided fireplace with a wood burning stove, 2 radiators. Small window to the rear, 2 south facing sash windows with shutters and an opening to:

## **SITTING ROOM**

4.24m x 3.26m (13' 11" x 10' 8")

Double sided fireplace with a wood burning stove, radiator and a supplementary night storage heater, exposed ceiling beam. Small window to the rear, south facing sash window with shutters and a partly glazed composite door leading outside to the front of the property. Staircase leading up to the first floor.



## **BEDROOM 1**

3.39m x 3.19m (11' 1" x 10' 6")

Built-in wardrobe cupboard, radiator and a supplementary night storage heater, small original fireplace, south facing sash window with shutters and a door leading into:

## **BEDROOM 2**

3.19m x 2.71m (10' 6" x 8' 11")

Built-in wardrobe cupboard, storage cupboard, radiator and a supplementary night storage heater, small original fireplace, south facing sash window with shutters and a door leading into:

## **BATHROOM**

3.11m x 1.44m (10' 2" x 4' 9")

A white suite comprising a panelled bath with a chrome mixer shower over and glass shower screen, vanity storage unit with a wood block worktop incorporating a wash basin, WC. Chrome towel radiator, vinyl flooring, tiled splashbacks and a window to the north with far reaching views across the marshes towards the sea.

## **OUTSIDE**

Cuckoo Cottage has a small south facing courtyard garden with space for a table and chairs and barbecue etc, low walled boundaries, outside tap and lighting. An outside store houses the electric boiler and hot water cylinder.

## **DIRECTIONS**

From Wells-next-the-Sea, take the A149 coast road heading east towards Cromer where Blakeney is approximately 5 miles along this road. Enter the village where you will see Cuckoo Cottage (number 24) further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Electric boiler providing central heating to radiators (with a Hive smart thermostat) with supplementary night storage heaters. EPC Rating Band G.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band n/a (registered for Business Rates).

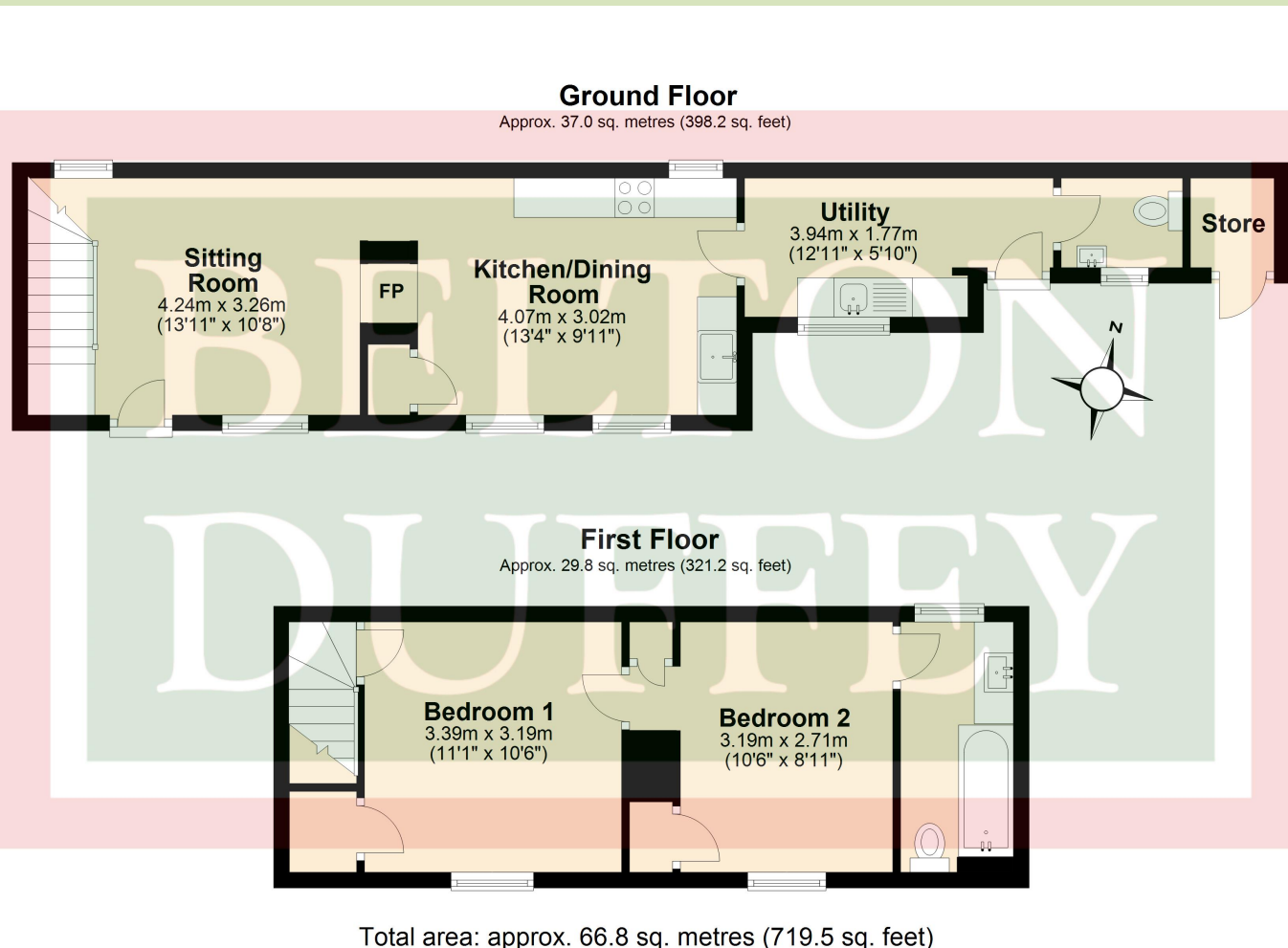
## **TENURE**

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.







## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

