



Lark Cottage, Blakeney, North Norfolk



## Lark Cottage, 146 Morston Road, Blakeney, North Norfolk NR25 7BG

A superb North Norfolk Coast house with sensational views of Blakeney Point with a swimming pool and tennis court in about 1.65 acres.

Blakeney Harbour 0.6 miles, Morston Harbour 0.6 miles, Holt 5 miles, Wells 6.5 miles, Burnham Market 12 miles, Brancaster 16 miles

**Ground floor:** Entrance hall, sitting room, kitchen/dining/reception room, family room, garden room, utility/pantry, boot room, wc,

**First floor:** Landing, principal bedroom with en suite bathroom and balcony with sensational views, bedroom 2, bedroom 3, family bathroom

- Substantial 4 bay garage/boat store
- Heated swimming pool with safety cover
- Hard tennis court
- Paved Terrace
- Summer house/tennis pavilion
- Delightful gardens and grounds, parking area
- Children play area with boat and gazebo
- High quality local amenities in Blakeney, Morston, Holt and the surrounding villages
- Sailing and water sports on Blakeney Pit and access to a secluded pontoon
- Bird watching
- In all about 1.65 acres

### Lark Cottage

Lark Cottage is a charming coastal property, with sensational views in a private location at the western edge of Blakeney. The house is of brick and flint construction under a tiled roof over two storeys and extends to nearly 3200 sqft, with significant flexibility in the accommodation.











On the first floor there are 3 bedrooms, including the large and stunning principal bedroom which has French doors to a balcony and an en suite bathroom by Neptune. The views from the bedroom and balcony are sublime as they are from bedroom 2. Downstairs the kitchen/dining room is of particular note, having a stone floor, granite work surfaces and bi-fold doors to the large terrace which leads to the swimming pool.

The garden is mainly laid to lawn with a charming Summer house/tennis pavilion a short walk from the house adjacent to the hard tennis court. The house is approached via a gravel drive which ends in a parking area to the South eastern side of the house and leads to the 4 bay garage/boat store. There is potential to convert some or all of this block to additional accommodation, if required. There is access to the coastal path via a footpath and in a quiet channel about 200m from the property is a recently built pontoon, which is used for launching a tender/small boat.

## Situation

Lark Cottage is situated off the Morston Road on the Western Edge of Blakeney on the North Norfolk Coast. Blakeney is situated in an Area of Outstanding Natural Beauty and has an excellent range of year round local amenities. Morston is about 0.75 miles to the West and has the excellent Morston Anchor pub, along with the renowned Morston Hall which has a Michelin Star. Holt, the popular Georgian market town, is about 5 miles away and has a wide variety of amenities and is home to Gresham's School, and Beeston Hall Prep School is at West Runton, about 10 miles along the coast to the East.

On the North Norfolk Coast there are many fine pubs and restaurants, along with excellent sailing, walking, golf and birdwatching, superb local seafood and events to cater for all tastes.



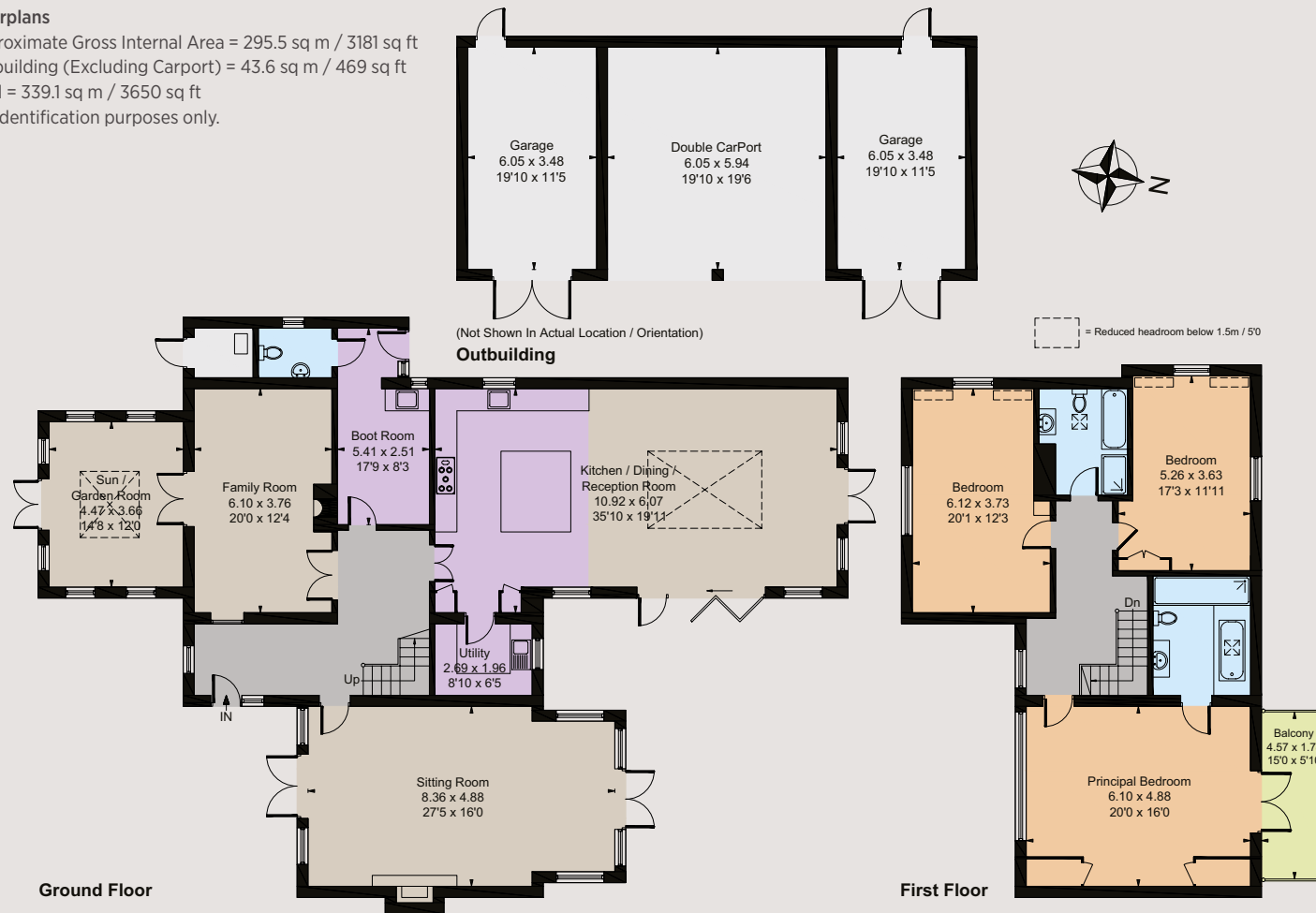






## Floorplans

Approximate Gross Internal Area = 295.5 sq m / 3181 sq ft  
Outbuilding (Excluding Carport) = 43.6 sq m / 469 sq ft  
Total = 339.1 sq m / 3650 sq ft  
For identification purposes only.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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## Directions

Head West from Blakeney and the unmarked drive is on the right handside, before the crest of the hill.

**What3words:** superhero.fizzy.deployed

## General

**Services:** Mains water, mains electricity, oil fired heating

**Local Authority:** North Norfolk District Council

**Fixtures and Fittings:** Unless specifically mentioned in these particulars, all fixtures and fittings are 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.

**Right of way:** A right of way for Lark Cottage will exist over the initial part of the driveway.

**Viewing:** Strictly by appointment through Strutt & Parker.

## Norwich

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