



THE BUTTS

SAXLINGHAM ROAD, BLAKENEY, HOLT NORFOLK, NR25 7PB

EPC: E

JACKSON-STOPS 



1 THE BUTTS

SAXLINGHAM ROAD, BLAKENEY, HOLT NORFOLK, NR25 7PB

TOTAL APPROX. INTERNAL FLOOR AREA 4666 SQ FT.

TUCKED AWAY IN A PEACEFUL LOKE IN THE COASTAL VILLAGE OF BLAKENEY, THIS CHARMING FOUR-BEDROOM BRICK-AND-FLINT COTTAGE DATES BACK TO THE 17TH CENTURY. THOUGHTFULLY EXTENDED FOR MODERN LIVING, IT SITS WITHIN AROUND HALF AN ACRE OF GARDENS AND OFFERS A HOME OFFICE AND EXTENSIVE GARAGING.



GROUND FLOOR

- Entrance hall
- Kitchen - Utility
- Drawing room
- Living room
- Conservatory
- Downstairs Guest suite
- WC

FIRST FLOOR

- Main bedroom with dressing room and large bathroom
- Large double with bathroom next door
- Single bedroom with bathroom next door

OTHER

- Attached double garage with workshop and WC
- Light filled Office - over garage.
- External wine store
- Store room

OUTSIDE

- 0.5 acres of garden
- Lawned rear and side garden
- Arcon – large Nissan hut currently used as additional garaging and storage
- Large garden shed
- Additional garage
- Greenhouse and summer house

DRIVING DISTANCES (approx.)

- Holt 5 miles
 - Morston 2 miles
 - Norwich 25 miles (International airport and mainline trains to London Liverpool Street)
 - Kings Lynn 35 miles (mainline trains to London Kings Cross and Cambridge)
-

ADDITIONAL FEATURES

Utilities

- Water supply: Mains
- Electricity: Mains
- Gas: No
- Oil: Private supply
- LPG: No
- Heating: Oil & electric
- Underfloor heating in kitchen
- Drainage: Septic tank
- Broadband connection: FTTC
- Parking: Extensive off road & double garage
- EV charge point: No

Rights and Restrictions

- Private rights of way: Yes
- Public rights of way: Yes
- Listed Property: No
- Restrictions: Yes
- Easements: Yes
- Conservation area: Yes





Risks

- Flooded in last 5 years: No
- Flood defences: No
- Source of flood: N/A

SITUATION

Nestled on the stunning North Norfolk coast, Blakeney is a charming and historic village known for its breathtaking coastal scenery and rich maritime heritage. This sought-after location offers a perfect blend of natural beauty and traditional charm, with its picturesque quay, winding lanes, and flint cottages.

A designated Area of Outstanding Natural Beauty, Blakeney is a haven for nature lovers, boasting access to the renowned Blakeney National Nature Reserve, home to the UK's largest seal colony. The village also features a range of excellent amenities, including traditional pubs, independent shops, and fine dining options. With endless opportunities for coastal walks, sailing, and birdwatching, Blakeney is an idyllic setting for those seeking a tranquil yet vibrant coastal lifestyle.



DESCRIPTION

This characterful brick-and-flint four-bedroom cottage is tucked away in a peaceful loke in the picturesque coastal village of Blakeney.

Dating back to the 17th century, this charming home has been thoughtfully extended to accommodate modern living while retaining its period features and unique appeal.

Set within approximately half an acre of gardens, the property also benefits from a dedicated home office and extensive garaging, ideal for a car collector or boating enthusiast seeking generous storage and workspace in a tranquil coastal setting.

Step through the front door into a generous entrance hall, where the tone is set for the character and warmth that unfolds throughout. To the left lies the original sitting room, with exposed beams and centred around an open brick fireplace. With ample room for a study corner, it is both cosy and versatile, equally suited to winter evenings or quiet reading afternoons.

To the right, the drawing room offers a wonderful south facing window, painted beams and a Charnwood multi-fuel stove, perfect for relaxed entertaining. From here, the house flows effortlessly into the guest suite and conservatory, creating a natural extension of the living space.

The ground-floor guest bedroom is a spacious double, thoughtfully positioned beside a well-appointed bathroom, offering comfort and privacy for visiting family and friends.

Currently arranged as a formal dining room, the west-facing conservatory is bathed in afternoon light. A striking roof lantern enhances the feeling of space, while doors open onto the terrace, framing lovely views across the garden. A glazed door connects seamlessly to the kitchen, ensuring easy flow for entertaining.





The kitchen itself is both practical and inviting, fitted with classic cream Shaker-style cabinetry topped with warm wooden worktops.

A two-door electric Aga sits alongside a separate oven with gas hob and extractor, catering effortlessly to both everyday cooking and larger gatherings.

Beyond, a large utility room with vaulted ceiling and roof lantern provides exceptional additional space. Fitted with a Butler's sink, extensive storage and plumbing for laundry appliances, as well as space for a large fridge freezer, this room serves as the true hub of daily life. Doors lead both to the garden and the front of the property, enhancing its practicality.

A further door opens into the substantial double garage, a modern addition with electric doors and generous room for cars, boats or workshop space. A WC is positioned to the rear with Jack and Jill doors to the garden, while stairs rise to a superb first-floor office. Flooded with natural light from multiple Velux windows and an elegant arched south-facing window, this space is peacefully set apart from the main house, ideal for working from home in calm seclusion.



Upstairs, accessed via two separate staircases, the first floor continues the home's characterful narrative. The principal bedroom is a charming retreat with vaulted ceiling and exposed historic beams, leading through to a spacious, indulgent bathroom with built-in storage, equally suited as a dressing area and a raised bath with shower attachment.

The second bedroom is a delightful south-facing double, complete with window seats and fitted storage, and served by a neighbouring bathroom.

At the far end of the house, a further single bedroom and additional bathroom provide flexible accommodation for family or guests.

Throughout, the property balances period character with thoughtful modern additions, creating a home that feels both timeless and beautifully attuned to contemporary living.

OUTSIDE

Accessed via a gravel track, the property benefits from ample off-road parking to the front. The enclosed rear garden is accessible from both sides of the house and features a well-maintained lawn and a generous terrace, ideal for outdoor dining and entertaining. A greenhouse and charming summer house sit amongst mature planting and established hedging, creating a private and tranquil setting.

In addition, there are two further garden areas. To the left of the track is a substantial plot housing a large shed and an additional garage, offering excellent storage and workshop potential. A separate lawned garden lies to the left of the Arcon, a delightful space that is home to rare bee orchids, adding a natural charm to the grounds.

LOCAL AUTHORITY

North Norfolk Council

Band G





TENURE

Freehold

DIRECTIONS

We recommend using What3words, to give you accurate directions

///buzzards.submits.defers

DATE DETAILS PRODUCED

March 2026

AGENT NOTE

There is right of way for the neighbouring properties to access and egress.

The property is a probate sale

Please contact agent for further details.



IMPORTANT NOTICE

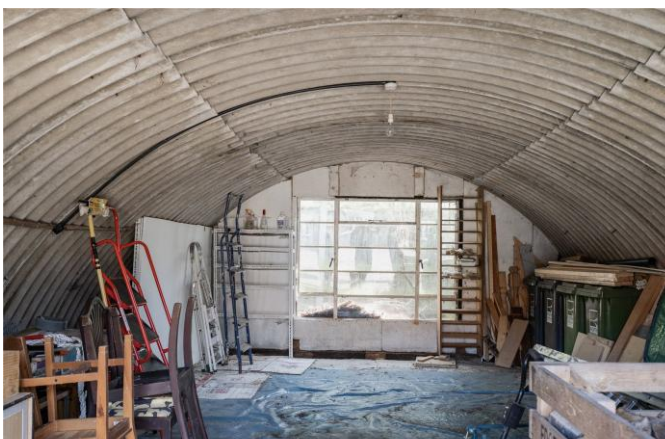
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.





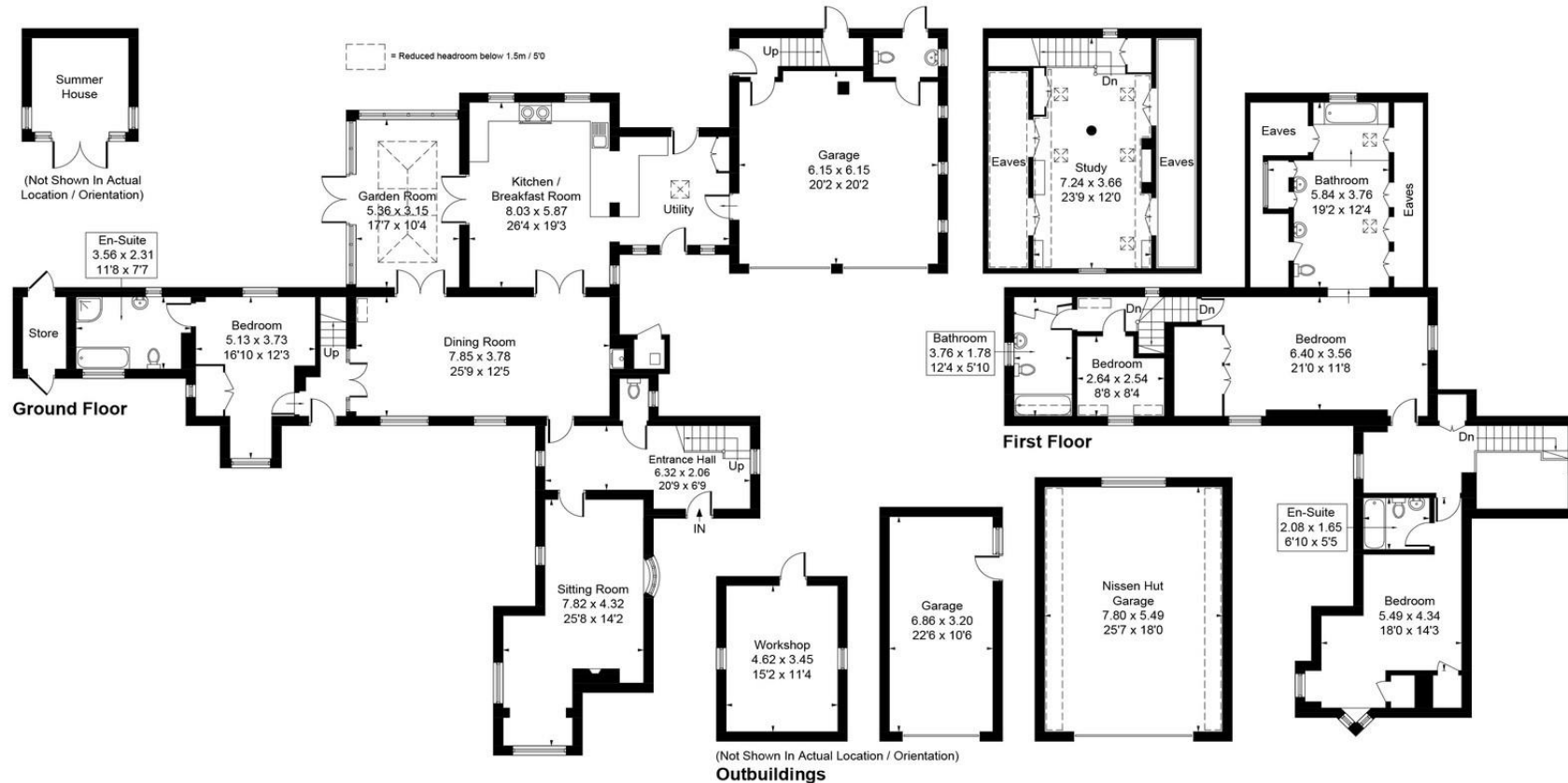
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

7. Note to potential purchasers who intend to view the property; we would politely ask you discuss with our staff if there is any point of particular importance to you, before you make arrangements to visit or plan a viewing appointment.

8. Viewings are strictly by prior appointment.

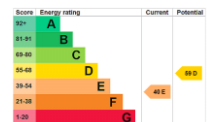


Approximate Gross Internal Area (Excluding Eaves & Including Garage)
 347.4 sq m / 3739 sq ft
 Outbuildings (Excluding Summer House) = 86.2 sq m / 928 sq ft
 Total = 433.6 sq m / 4667 sq ft



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.

© WFP Photography Ltd 2026 | www.williampitt.co.uk



BURNHAM MARKET

01328 801 333

burnhammarket@jackson-stops.co.uk

jackson-stops.co.uk

JACKSON-STOPS