



1 BRIGHTWELL CLOSE

BLAKENEY, HOLT, NORFOLK, NR25 7QS

Guide Price: £950,000 EPC: C

JACKSON-STOPS





1 BRIGHTWELL CLOSE BLAKENEY, HOLT, NORFOLK, NR25 7QS

TOTAL APPROX. INTERNAL FLOOR AREA 2418 SQ FT.

LUXURY 4-BEDROOM DETACHED HOME IN SOUGHT-AFTER BLAKENEY ON THE NORTH NORFOLK COAST. LOCATED IN A PEACEFUL SETTING CLOSE TO VILLAGE AMENITIES WITH EASY ACCESS TO ALL THIS WONDERFUL PART OF THE WORLD HAS TO OFFER. WITH SPACIOUS ACCOMMODATION, TWO EN SUITES, AND A FAMILY BATHROOM, FLEXIBLE LIVING SPACE, GARAGE, CARPORT AND A SUNNY LOW-MAINTENANCE GARDEN. IDEAL FULL-TIME HOME OR COASTAL LOCK-UP-AND-LEAVE.



GROUND FLOOR

- Entrance hall
- Sitting room
- Kitchen/dining room
- Study
- WC

FIRST FLOOR

- Principal bedroom suite with dressing room and en suite shower room
- Guest bedroom en suite
- Two further double bedrooms
- Family bathroom

OUTSIDE

- West facing garden
- Single integral garage
- Car port

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: No
- LPG: No
- Heating: Air source pump
- Drainage: Mains
- Broadband connection: FTC
- Parking: Ample parking plus a garage, car port, and at least two spaces in front of them.
- EV charge point: No

Rights and Restrictions

- Private rights of way: No
- Public rights of way: No
- Listed Property: No
- Restrictions: Yes. A certificate is needed from the management company
- 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 tennis courts and playing fields, 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

Number One Brightwell Close is tucked away in the corner of a small cul-de-sac at the edge of Blakeney and is part of a larger development built in 2015. Constructed in traditional brick and flint under a pantile roof, the house is beautifully presented and offers nicely appointed and practical accommodation which would be equally suited as a full-time home/downsize or with its easily managed garden as a perfect lock-up-and-leave property.

The front door opens into a welcoming reception hall with a large storage cupboard housing the pressurised water system and providing ample coat storage, together with a further generous understairs cupboard. A spacious cloakroom/WC leads off the hallway.

To the front of the house the sitting room enjoys east and south-facing aspects, creating a bright and comfortable space for both entertaining and everyday family use.

To the rear of the house is a generously proportioned L-shaped kitchen and dining room with space for informal seating too if required. This is a lovely family living space with views to the garden.

The stylish kitchen is fitted with a range of painted units and benefits from integrated Bosch appliances including a double oven with combination microwave, induction hob with extractor, full-height fridge freezer, dishwasher and washing machine.

Bifold doors open directly onto the garden, and the room benefits from west and north-facing aspects.

Hardwood flooring runs throughout the ground floor, complemented by underfloor heating powered by an air source heat pump. A further small reception room off the kitchen provides an ideal study or snug and features French doors opening onto the garden.

Taking the wide stairs to the first floor, the galleried landing includes a large useful storage cupboard.





The principal bedroom suite is particularly spacious with an east-facing aspect, with its adjoining dressing room and contemporary en suite shower room.

The main guest bedroom is also a generous double with its own en suite shower room and enjoys a glimpse of the sea. There are two further double bedrooms, served by a family bathroom fitted with both a bath and separate shower, all bathrooms include contemporary fittings and heated towel rails.

OUTSIDE

Outside, the property benefits from an integral single garage together with a large attached carport.

The nicely presented rear garden is mainly laid to lawn with paved terrace areas and enjoys west and south-facing aspects. Fully enclosed with a side gate access it has been designed to be manageable rather than extensive, it offers an attractive and practical outside space for entertaining and everyday enjoyment. The property is ideally positioned within walking distance of village amenities while remaining tucked away from the busier tourist areas during the summer months.

LOCAL AUTHORITY

North Norfolk District Council

TENURE

Freehold

WHAT3WORDS

We highly recommend the use of the what3words website/app. This allows the user to locate an exact point on the ground (within a 3-metre square) by simply using three words.

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DATE DETAILS PRODUCED

May 2026

IMPORTANT NOTICE

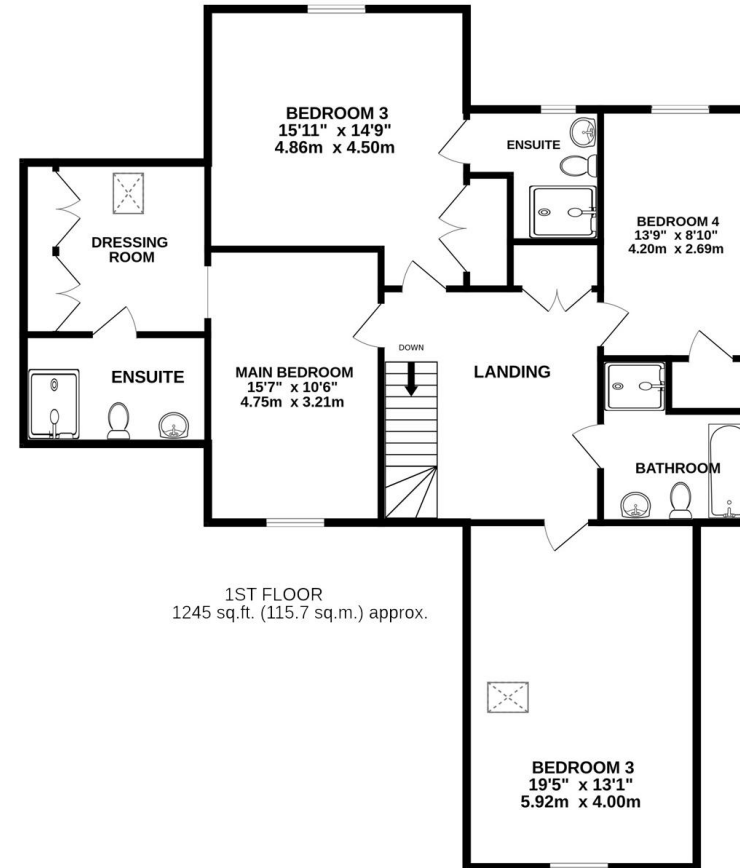
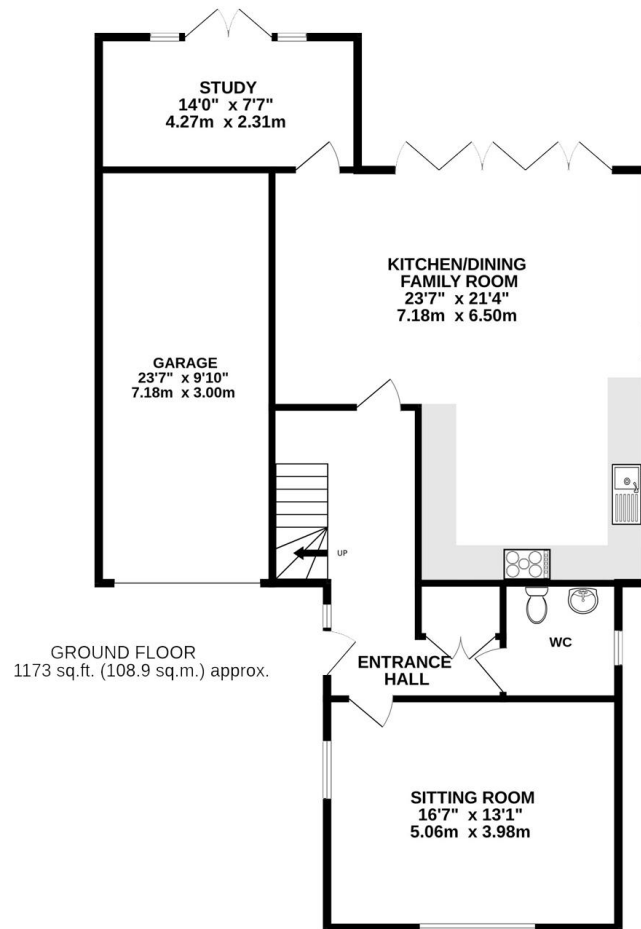
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested 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.





1 Brightwell Close, Blakeney, NR25 7QS

TOTAL APPROX. FLOOR AREA 2418 SQ.FT (224.6 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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BURNHAM MARKET

01328 801 333

burnhammarket@jackson-stops.co.uk

jackson-stops.co.uk

JACKSON-STOPS

