

## Housemartin

Housemartin is a superb, link detached house newly available in the sought after coastal village of Blakeney, North Norfolk. The property is presented to a very high standard and offers everything you would expect in a high-quality family holiday rental. It is just a stone's throw from the centre of the village with its famous quayside, coastal walks, award winning restaurants and pubs. The whole property is beautifully decorated in light heritage colours and to the rear has a south facing, landscaped and fully enclosed private garden with BBQ for enjoying hot sunny days. There is plenty of off street parking for two to three cars.

Entering the property from the enclosed front garden and shingle parking area, the porch and inner hallway are laid with the most beautiful bespoke slate flagstone floor. Stairs lead to the first floor and doors lead to the sitting room, kitchen and W.C. The light and bright sitting room and stunning kitchen are connected by double doors that can create either a magnificent open plan space or closed to give two separate rooms.

With front and side aspect windows, the sitting room is a lovely welcoming space. The focal point of the room is the large Stovax log burner; this room simply couldn't be any cosier on cold winters evenings. There are two comfy sofas, an arm chair and occasional seating for up to eight. There is a large LED Smart TV with BT Vision and Blu-ray DVD player, meaning that whatever the weather, you can hunker down in this lovely space and catch up on your favourite series or film.

The high-quality hand crafted Bryan Turner kitchen is a home cooks' dream. Hand painted units with a butler's sink and integrated fridge and dishwasher sit under gorgeous Italian marble work tops. The centrepiece of the kitchen is the custom finished Rayburn providing hot water, heating and cooking. Whilst the Rayburn is very easy to use, there is a two-ring halogen hob, a top of the range Panasonic combination microwave oven and Miele fan oven. The high quality of this kitchen is apparent even in the smaller appliances like the Dualit toaster, the Smeg kettle and the Le Creuset cookware which provide the perfect finishing touches.

Off the kitchen is a separate utility room in the same design, which houses a washing machine and a large retro style fridge freezer which provides ample cold storage for even the largest parties. There is an additional handy deep sink and tap.

There are two doorways from the kitchen to the pretty, sun trap garden. Adjacent to the utility room are stable doors and from the main kitchen are large French doors which link the garden and outside dining area to the main house.

The cottage garden is a good size and is fully enclosed. It is beautifully landscaped with a large topiary bay tree, surrounded by borders of herbs, perennials, shrubs and mature trees. The south facing paved patio is the perfect space to sit and enjoy BBQs and drinks all year round, with the high quality Bramblecrest furniture providing superb al fresco dining.

On the first floor, there are three large bedrooms, two of which have en-suite shower rooms and there is a luxurious separate family bathroom with the most amazing double end bathtub with a black fossil marble surround.

The master bedroom is light and bright with two large windows looking out on to the back garden. It has a fabulous king sized bed with large buttoned headboard, plenty of storage and high quality en-suite shower room. Both other bedrooms have Zip and Link beds which can be made up as 6 foot doubles or twins on request (please give at least two weeks' notice). One of these two rooms also has a good sized en-suite shower room.

On the second floor, there is a second sitting area or snug with a cosy sofa and TV set up to play DVD's; an area perfect for the children to escape to after a long day putting up with the parents! On the same floor is a fourth

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bedroom with two antique French painted single beds. This room is available as an optional extra for £250 per week. If you wish to use it, please book either online or by phone (again ideally two weeks' notice is required).

Housemartin is a really special property. The standard of the living space is second to none and combines the perfect location with top quality accommodation and local amenities. With slate and wooden flooring throughout, it is also a practical property, ideal for families with children and dogs. The Zip and Link beds, the additional second floor bedroom and three bathrooms also make it a fantastic option for groups of couples looking to visit the North Norfolk Coast.

Free Wifi included

## Accommodation

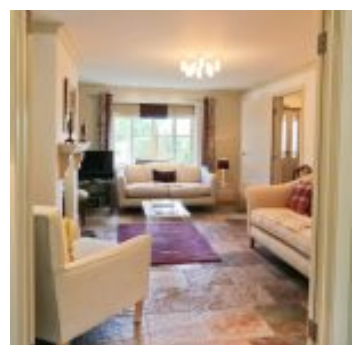
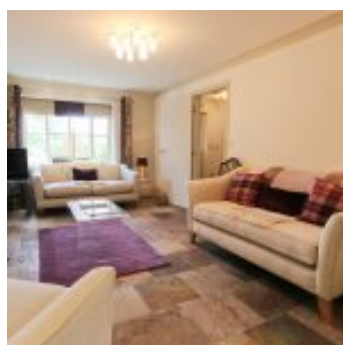
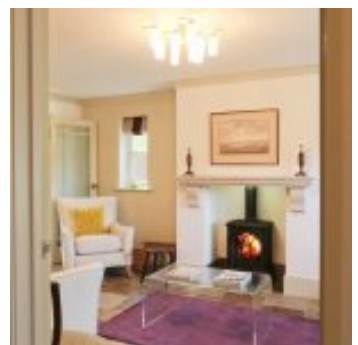
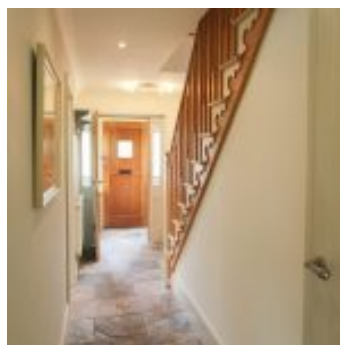
- Total Bedrooms x4
- Sleeps x6
- Twin beds x2
- Kingsize beds x2
- Zip and link beds x1
- Reception rooms x2
- Total Bathrooms x3
- Ensuites x2
- Extra bed x1 - Twin (£250)

## Equipment

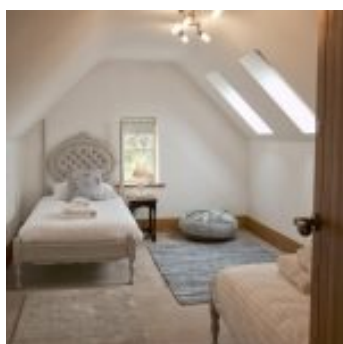
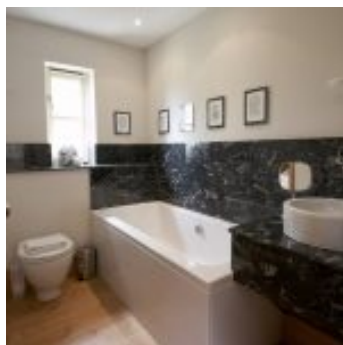
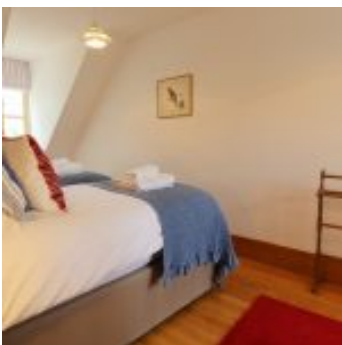
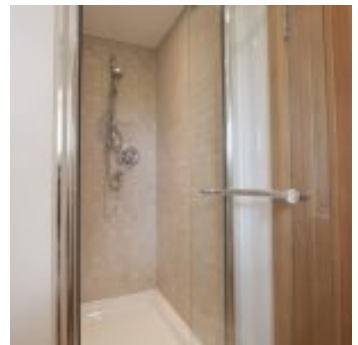
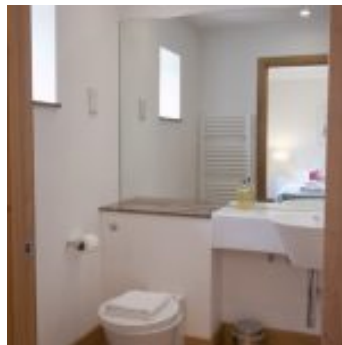
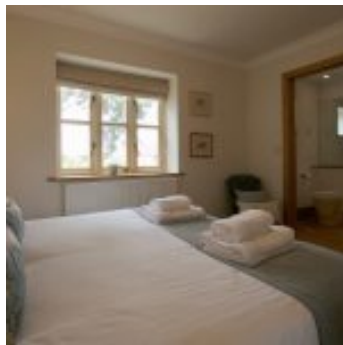
- Washing machine
- Iron & board
- Aired
- Fridge
- Large fridge freezer
- Microwave
- Dishwasher
- Free Wi-Fi
- Freeview/Freesat
- DVD player
- BluRay player
- Bluetooth speaker(s)
- Telephone

## Property

- Garden furniture
- BBQ
- Fire - Woodburner
- Heating - Oil
- Parking x2 - Private
- Garden
- Children allowed
- Dogs allowed x2 (£25)



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