



THE STORY OF

Brambling

Cley, Norfolk

SOWERBYS

S

THE STORY OF

Brambling

Church Lane, Cley,
NR25 7UD

Desirable, Secluded Location in Cley

Immaculately Presented

Modern Layout

Large Reception Rooms

Three Bedrooms

Fully Boarded and Accessible, Generous Loft Space

Single Garage and Outside Studio

Plenty of Parking

Low Maintenance Garden

Field Views

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“It’s warm, welcoming and comfortable.”

Church Lane is an incredibly desirable lane which runs behind St. Margaret’s Church, parallel with the stretch of Holt Road, which meets with the A149. Its secluded location not only makes great use of the field views beyond the allotments to the east, but also gives way for a near-immediate access to the high street in Cley.

Brambling has been a very much-loved home since 1983, and despite needing modernising in parts, it is immaculately presented.

The layout feels quite ahead of its time, as the kitchen and dining room have an open-plan dynamic, which is so well-balanced that many modern properties today strive to achieve such a relationship between these two key rooms.

The sitting room is an incredibly bright room, which boasts a tremendous size and with the central brick and flint fireplace being the focal point of the room.





The three double bedrooms upstairs are accompanied by the family bathroom. The principal bedroom presents a brilliant opportunity to have an en-suite, thanks to the neighbouring bathroom providing easy access to plumbing.

“The area has absolutely beautiful and diverse scenery.”



If further bedrooms are needed, especially one on the ground level, then there is again further scope for improvement. The separate studio would lend itself perfectly to becoming an additional bedroom or potentially an annexe if you were to incorporate the garage.



In addition to the single garage, there is parking for a handful of cars to the front, with a low-maintenance garden which flows through to the rear of Brambling where you will find raised brick-built beds and a charming pond, which has become the main focal point of such a beautifully presented garden.



“We’ve lived here for 40 years - the area has retained its charm.”

Brambling is a home which emits the warmth and love it has been shown over the years, and would make the most wonderful family home for anyone wishing to live in one of the most desirable roads in arguably one of Norfolk’s finest coastal villages.



First Floor
Approximate Floor Area
714 sq. ft
(66.30 sq. m)



Outbuilding
Approximate Floor Area
338 sq. ft
(31.40 sq. m)

Ground Floor
Approximate Floor Area
832 sq. ft
(77.27 sq. m)

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 purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | www.houseviz.com

ALL THE REASONS



Cley-next-the-Sea



IN NORFOLK
IS THE PLACE TO CALL HOME



A haven for winter visitors and a breeding ground for rare native birds, the marsh can be seen from the windmill in

Cley-next-the-Sea, a feature that this small coastal village is famous for alongside its wonderful beach. The village has unique shops, two pubs, a church and two of the best food shops in England - The Cley Smoke House, for fabulous smoked fish and Picnic Fayre, a real delicatessen for the serious foodie.

Less than five miles away, a strong sense of community thrives among the proud residents and local businesses of Holt. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own

department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770. On the edge of town is the historic Gresham's School, founded in 1955.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by.

If you are looking for the perfect spot to enjoy the coastal lifestyle, Cley-next-the-Sea is one of north Norfolk's finest coastal villages and if this sounds like your kind of place, let us help you to find your next property.



Note from the Vendor



Cley-next-the-Sea

“We love to walk along the marshes towards the sea and over to Blakeney, seeing all the visiting birds and wildlife in their outstanding natural habitat.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2204-3932-1209-3787-3204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///slope.compress.broccoli

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL