



THE STORY OF

Thrumms

Cley-next-the-Sea, Norfolk

SOWERBYS

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Thrums

Coast Road, Cley-next-the-Sea, Norfolk
NR25 7RZ

Prime Coastal Location

Front-Line Coastal Views Over Marshes

Designated Area of Outstanding Natural Beauty

Highly Versatile Accommodation

Principal Bedroom with Wonderful Coastal Views

Short Walk to Popular Pub and Shops

Large Gravel Driveway

Manicured Lawn and Extensive Paved

Dining Terrace with Coastal Views

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“An exciting opportunity
to own a unique home...”

Classic brick and flint elevations, balanced accommodation and a prime, front-line coastal position make this unique home a ‘rare breed’ - and an exciting opportunity to own one of the best positioned homes in North Norfolk.

Thrums is a double-fronted, brick and flint house occupying an exceptional coastal location with panoramic marsh and sea views at Cley-next-the-Sea. This unique and striking period residence commands a prominent position in the heart of this popular North Norfolk coastal destination and offers a rare chance to own a truly front-line coastal home.

This fine property has been a much-loved coastal retreat over the years and was chosen for its enviable location in the heart of Cley-next-the-Sea. Of classic, Norfolk flint and a handsome double front façade, the property clearly stands out amongst the eclectic mix of character homes set alongside the marshes in a Designated Area of Outstanding Natural Beauty. Big skies and rugged open landscapes can be enjoyed directly from the property with 430 acres of Norfolk Wildlife Trust reserve and coastline beyond.

Set over two floors the accommodation is well-balanced and meticulously maintained throughout and the principal rooms make the most of the breathtaking views over the rugged heritage coastline.

The central front door leads through to a spacious sitting room. A fine room with character, the sitting room features a wood burner and double french doors onto the front terrace.

A delightful dining room features an open fireplace and also mirrors the sitting room with double french doors out onto the front terrace. With both principal receptions enjoying direct access onto this elevated space, the property makes the most of its blessed position and creates an extensive entertaining area looking out over the marshes and beyond to Cley beach.

A smart shaker-style kitchen features an extensive range of cabinets capped in stone worktops and a central island with an oak top providing a highly sociable space for informal gatherings. The kitchen is complemented by a suite of integral appliances, whilst set off the kitchen is a snug area with a vaulted ceiling and Velux skylights.

To the rear of the house is a highly practical utility and boot room, along with access to a shower room and WC.

The first-floor features three balanced, double bedrooms with the two principal bedrooms enjoying wonderful, elevated coastal views. The bedrooms are supported by a spacious and well-appointed bathroom with roll-top bath and shower cubicle.





Thrums sits back on its plot to make the most of the epic coastal views. Gently rising from front to back the gardens enjoy uninterrupted vistas over some of North Norfolk's most treasured coastal habitats.

A spacious gravelled driveway and hard-standing provides ample off-road parking options. A pathway winds its way through the gardens and is flanked by shaped lawns and established shrub and flowering beds.



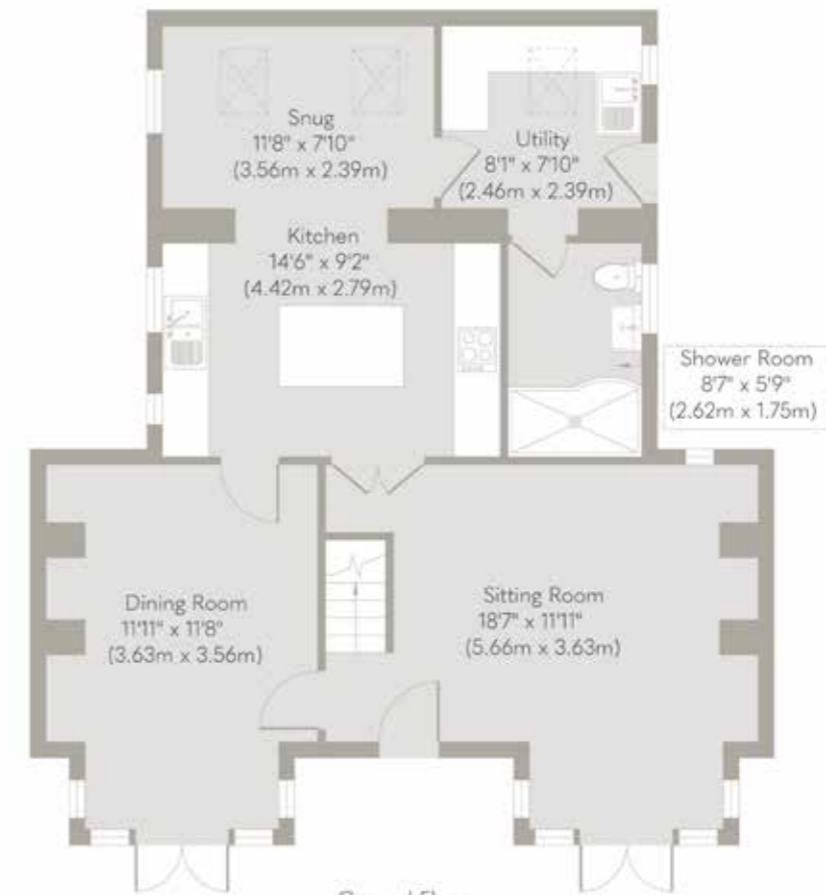
Steps rise gently to a raised and decked sun terrace which spans the entire frontage of the house and creates a wonderful space to relax and enjoy the views of a magical spot to entertain friends and family.

Making for the ideal North Norfolk retreat, Thrums' location in Cley-next-the-Sea provides the perfect setting. With its breath-taking coastal scenery and walks set in a Designated Area of Outstanding Natural Beauty.





First Floor
Approximate Floor Area
560 sq. ft
(52.02 sq. m)



Ground Floor
Approximate Floor Area
815 sq. ft
(75.67 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.

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 Sowerbys



“Outstanding beauty and wildlife right on your doorstep.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, drainage, and broadband connectivity.
Oil-fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 0834-8524-7300-0382-6202

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: ///crank.amuses.stored

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