



THE STORY OF

Church View

Cley, Norfolk

SOWERBYS



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Church View

Cley, Norfolk
NR25 7TU

Four Bedrooms and Two Bathrooms

Brick and Flint Facade

Modern Build

Luxurious Kitchen and Bathrooms

Air Source Heating System

Professionally Landscaped Gardens

Off-Street Parking

Glorious Countryside Views

Prime Coastal Position

Excellent Holiday Let Pedigree

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The epitome of a modern north Norfolk lifestyle is captured in this exceptional home. Combining a traditional brick & flint façade that embraces the area's architectural heritage with stylish and luxurious interiors, plus a prime coastal position on the edge of Cley-next-the-Sea.

Church View is an exceptional, modern take on a traditional north Norfolk cottage with an ornate brick and flint façade that conceals a contemporary home fit for a modern lifestyle.

Perched in a prime coastal position in an elevated spot with breath-taking views over rolling countryside and beyond to Cley Church, this fine home subtly fuses old and new to create a wonderfully luxurious coastal home of great distinction.

Built to an individual design in 2018, Church View has been enjoyed by the present owners as a much-loved holiday home and a sanctuary to relax and unwind from a busy lifestyle. More recently the property has proved to be highly lucrative from premium holiday lets. The present owners have made some key upgrades and improvements during their ownership which include quality hardwood windows and doors throughout, a sumptuous interior design scheme and exquisite garden landscaping.

Set over two floors and beautifully appointed, the house is well-balanced and generously proportioned throughout. The living space flows seamlessly to provide a social scene for family gatherings, with a spacious sitting room and dining area enjoying elevated countryside views. A modern and stylish kitchen features extensive cabinets capped in Quartz stone worktops, a breakfast bar peninsular and a suite of modern appliances. A utility/laundry room supports the kitchen. A front lobby features a guest WC and opens onto a spacious reception hall and snug area.

To the first floor there are four bedrooms that include a principle bedroom with en-suite shower room, two spacious double bedrooms, a fourth bunk bedroom/study and family sized bathroom.

To the front of the property is a courtyard area, enclosed by attractive flint walls with off street parking for three cars and complimentary soft landscaping.

The rear garden enjoys exceptional, elevated views over rolling countryside and epic vistas over Cley's historic church. Paved terracing provides the perfect spot for social gatherings. There is outdoor seating and a BBQ area making it a wonderful place to dine al-fresco in the summer months.

Located in an enviable position overlooking glorious open countryside, and just a short stroll from the pretty area of Newgate Green and Cley's historic church. Cley-next-the-Sea is a small coastal village on the North Norfolk coast famous for its beach and the windmill overlooking the marsh and River Glaven.

The marshes are a nature reserve and breeding ground for rare native birds and a haven for winter visitors. The village has interesting 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. The lovely Georgian town of Holt is less than five miles inland with all of its shops, banks and Gresham's School.





First Floor
Approximate Floor Area
719 sq. ft
(66.76 sq. m)



Ground Floor
Approximate Floor Area
817 sq. ft
(75.87 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.

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Cley-next-the-Sea

DISCOVER COASTAL CHARM AND COMMUNITY SPIRIT IN NORFOLK



Cley-next-the-Sea is renowned for its winter visitors and rare native birds, visible from the village's iconic windmill. This quaint coastal village boasts unique shops, two pubs, a church, and acclaimed food spots like The Cley Smoke House for smoked fish and Picnic Fayre for gourmet delicacies.

Just under five miles away lies Holt, a community-focused town known for its local events such as the Holt Festival and 1940s Weekend. Holt features traditional shops like a butcher, fishmonger, and greengrocer, alongside Bakers and Larners, a historic department store and food hall since 1770. Gresham's School, founded in 1955, adds to the town's rich heritage.

Holt offers chic boutiques and lifestyle stores, including Norfolk Natural Living for locally made fragrances. Byfords deli and café, believed to be the town's oldest house, is a perfect spot to relax with coffee and watch the world go by.

For those seeking a coastal lifestyle, Cley-next-the-Sea and Holt epitomize the charm and community spirit of North Norfolk.

Note from the Vendor



“We’d describe our home as functional, quiet and modern.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref: 8391-7337-6690-0377-0996

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: ///perky.tickles.static

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SOWERBYS

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