



THE STORY OF

South Knoll

Cley-next-the-Sea, Norfolk

SOWERBYS



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South Knoll

Church Lane, Cley-next-the-Sea
NR25 7UD

Exceptional Period Residence

Classic Brick and Flint Elevations

Exceptional Interior Design Throughout

Three Bedrooms and Three Bathrooms

Exquisite Living Space

Private and Gated Grounds

Stunning Views Over Cley Church

Wonderful Garden Studio with Seedam Roof

Extensive Secure Parking

Prime Coastal Position

SOWERBYS HOLT OFFICE

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Seldom does such an extraordinary property come to the open market. South Knoll offers the perfect blend of a quaint charm filled cottage with the convenience of modern comforts.

The epitome of a North Norfolk flint cottage the current vendors have sympathetically created the most perfect home to enjoy with a high specification throughout. Conveniently located in the vibrant coastal village of Cley-next-the-Sea South Knoll is nestled within an Area Of Outstanding Natural Beauty with the most breath-taking vistas of the historic Cley Church and the serene Glaven Valley beyond.

The cottage is adorned with light and deceptively spacious rooms, it has a homely feel to it with cosy living areas perfect for unwinding and it is ideal for either a family holiday home or a characterful main residence.

The immaculately presented accommodation is well-proportioned and perfectly balanced to comfortably offer two reception rooms with a cleverly designed kitchen to make the most of the quirky shaped space and separate utility area.

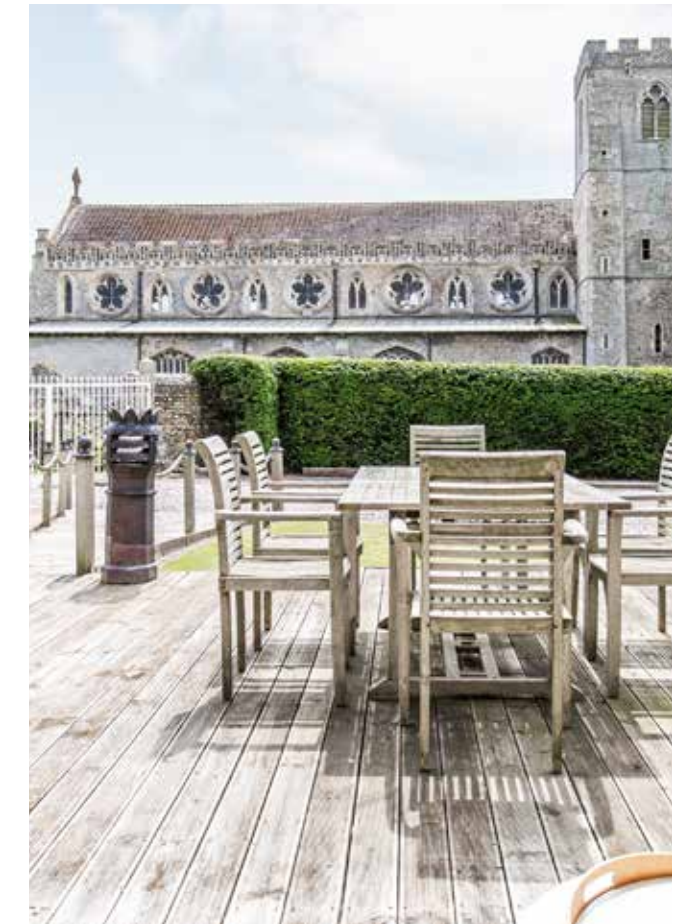
The ground floor accommodation is completed by a sizeable downstairs bedroom option with separate shower room to serve it. On the first floor, there are two additional double bedrooms, along with a shower room and a separate bathroom, enhancing everyday convenience.





...make the most of the
quirky shaped space...

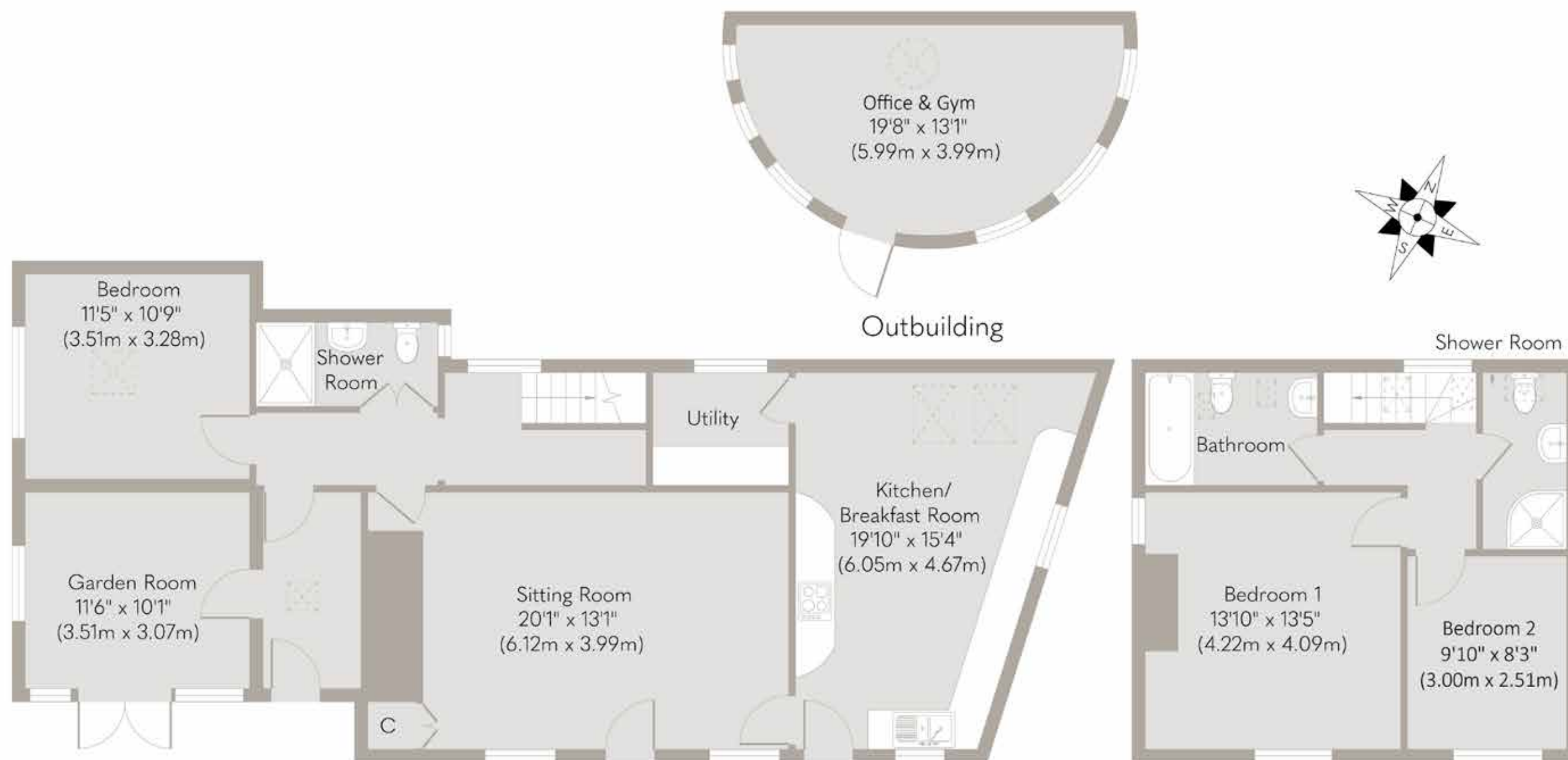




The meticulously maintained south facing garden is peaceful and private making it the perfect space to escape to your own secluded oasis. Decking to the front of the cottage offers a lovely area for outdoor entertaining making the most of the south facing sun trap.

A detached rotunda studio is located within the garden offering a versatile space, it also benefits from having electricity, WI-Fi and underfloor heating so it can be used all year round. The current vendors use the space as a home gym.





Ground Floor
Approximate Floor Area
1,014 sq. ft
(94.20 sq. m)

First Floor
Approximate Floor Area
410 sq. ft
(38.13 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 Sowerbys



“From every window, history and tranquillity merge into a timeless view.”



SERVICES CONNECTED

Mains water, electricity and drainage. LPG central heating. Solar panels installed on extension of the property.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0310-2875-2330-2994-3955

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: ///shortcuts.coder.senses

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SOWERBYS

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to these Norfolk charities every time we sell a home

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Journey

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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