



THE STORY OF

Curates House

Cley, Norfolk

SOWERBYS



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Curates House

The Fairstead, Cley, Holt, Norfolk
NR25 7RL

Delightful Detached Residence Set in a Desirable
Coastal Location

Charming Walled Garden Offering Privacy and
Year-Round Colour

Elegant Orangery Providing a Tranquil Space to
Relax or Entertain

Spacious Open-Plan Kitchen, Perfect for Modern
Family Living

Three Generously Sized Bedrooms with Scope for
Enhancement

Flexible Layout Offering Exciting Potential for
Reconfiguration

Cosy Sitting Area Featuring An Inviting Log
Burner

Detached Garage Ideal for Storage or Workshop
Use

Ample Private Parking for Residents and Guests

SOWERBYS HOLT OFFICE

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Tucked away in the peaceful setting of The Fairstead, Curates House is a beautifully presented home that blends contemporary living with the charm of a traditional North Norfolk village. This stylish detached residence offers an exceptional standard of finish throughout, with thoughtfully designed interiors and an impressive level of comfort.

At the heart of the home lies a stunning open-plan Neptune kitchen, complete with a central island and walk-in pantry—designed with both everyday living and entertaining in mind. This sociable space flows seamlessly into a light-filled orangery, where French doors lead directly onto a generous decked terrace, perfect for alfresco dining and enjoying the beautifully maintained walled garden.

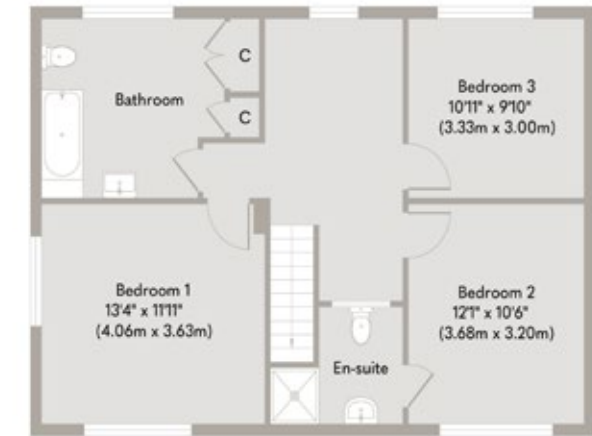
The triple-aspect living room provides a welcoming retreat, with a log burner and tranquil views over the garden, creating a warm and inviting atmosphere throughout the seasons.

Upstairs, three well-proportioned bedrooms are complemented by a sleek, modern family bathroom. The first floor enjoys far-reaching open views, and the current layout offers exciting potential to reconfigure and create a fourth bedroom or home office if desired.

Finished in a calm, neutral palette and immaculately presented throughout, Curates House is a truly turn-key home. With ample parking, a detached garage, and a prime position within one of North Norfolk's most sought-after villages, this exceptional home offers both style and flexibility in equal measure.

Whether you're looking for a permanent residence or a coastal retreat, Curates House is a rare opportunity not to be missed.

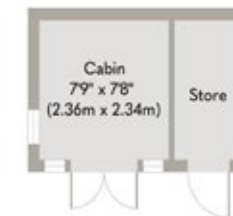




First Floor
Approximate Floor Area
721 sq. ft
(67.00 sq. m)



Ground Floor
Approximate Floor Area
906 sq. ft
(84.19 sq. m)



Outbuilding
Approximate Floor Area
260 sq. ft
(24.19 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 1555, 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.



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 9828-7061-6291-8988-3910

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: ///correct.dissolve.pairings

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SOWERBYS

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