



3 Beau Rivage

Cley-Next-The-Sea, Norfolk

SOWERBYS



THE STORY OF

3 Beau Rivage

Cley-Next-The-Sea, Norfolk
NR25 7RW

Fully Renovated Throughout with
Meticulous Attention to Detail

Two Spacious Double Bedrooms,
Both with Private En-Suites

Elegant Reception Room and a Large
Open-Plan Kitchen/Dining Space

Stylishly Appointed Bathrooms and
Kitchen with Contemporary Finishes

Utility Space and Guest WC

A Light, Bright, and Airy Layout
Offering a Calm, Coastal Feel

Situated in the Heart of Cley-Next-The-Sea,
Moments from the Stunning North Norfolk Coast

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com





Beau Rivage is a beautifully reimagined coastal retreat, perfectly positioned in the heart of the ever-desirable village of Cley-next-the-Sea. This exceptional two-bedroom home has been comprehensively renovated to an elegant and refined standard, offering a seamless blend of contemporary design and timeless character. From the moment you arrive, there is a sense of quiet sophistication, with every detail thoughtfully considered to create a home of comfort and style.

The ground floor unfolds with a well-proportioned reception room, offering a warm and welcoming space in which to relax or entertain. To the rear, a stunning open-plan kitchen and dining area forms the heart of the home. Clean lines, a central island and high-specification appliances are complemented by soft coastal tones and natural light. Wide glazed doors open onto the garden terrace, creating an effortless connection with the outdoors. A separate utility room and guest cloakroom offer everyday convenience.

Upstairs, the principal bedroom is a peaceful, light-filled space served by a beautifully appointed en suite shower room. The second bedroom is equally generous, complete with its own luxurious en suite, making it ideal for guests or family. Throughout, the interiors reflect a subtle coastal elegance, with a palette of soft hues and quality finishes.

Outside, the landscaped garden has been designed for low-maintenance enjoyment, perfect for alfresco dining or simply unwinding in the fresh sea air. A private driveway, set behind a five-bar gate, provides off-road parking—an increasingly rare asset in this cherished location.







From its elevated position, Beau Rivage enjoys far-reaching views across the wild coastal marshes to the iconic Cley Mill. The shifting light and seasonal changes bring a constant sense of beauty and tranquillity to this outstanding home—an ideal main residence, stylish retreat, or high-end holiday escape on the North Norfolk coast.





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.

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 morning light over the marshes to peaceful evenings on the terrace, Beau Rivage is a place to savour every season.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0300-2420-0560-2275-3201

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: ///embers.overlooks.beards

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

