

RECTORY HILL COTTAGE





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Dear Future Owner,

What first drew us to Rectory Hill Cottage was the view, wide horizons stretching to the sea and sunsets that stop you in your tracks. Very few homes in Norfolk offer this perspective, and it is something that cannot be replicated.

Living here has been a privilege. We have enjoyed summer evenings on the terrace watching the light fade across the marshes, and quiet winter mornings in the sun room with the coastline laid out before us. Every season brings its own character, but the sense of peace and space remains constant.

The house itself has always adapted to our needs. It has been welcoming when we wanted to entertain, yet calm when we sought privacy. The gardens have been generous in scale and easy to enjoy, offering both beauty and flexibility.

As we hand it on, we know opportunities like this are rare. Homes with these views seldom change hands. Rectory Hill Cottage is more than a property, it is a place to build a future in one of Norfolk's most privileged settings.

Warm regards,
The Current Owners

Where Coast Meets Country in Timeless Beauty

Certain places possess an indefinable magic that draws you back again and again. Rectory Hill Cottage holds precisely this enchantment.

Rising above Cley next the Sea on commanding elevated grounds, each dawn here reveals infinite horizons where sky meets distant water. Life unfolds with unhurried rhythm; from the familiar morning rituals in the elegant kitchen to the sheltered terrace where late afternoon sun creates a canvas of deepening colours.

This home doesn't simply occupy its landscape, it celebrates it. Each season brings fresh wonder, each day offers new perspectives, and every moment feels touched by the extraordinary beauty of North Norfolk's cherished coastline.



A Symphony of Light, Space and Serenity

When dusk settles over the marshes and the final light catches the distant sea, the true magic of this place reveals itself completely.

Here is architecture that understands its setting – where traditional Norfolk flintwork meets contemporary vision, where interior spaces flow effortlessly to embrace the outdoors. Every window has been positioned with intention, every room designed to capture the ever-changing drama beyond.

This isn't merely accommodation. It's a front row seat to nature's daily performance, where comfort meets wonder in perfect harmony.



Almost an Acre of Private Paradise

Expansive lawns flow around the cottage in a green embrace, framed by mature trees and sculpted hedging. The additional land opens infinite possibilities: orchard dreams, wildflower meadows or simply more space to breathe. With countryside views stretching out on every horizon, all the way to the sea, privacy feels abundant yet never isolated.



The Sun Room Sanctuary

Floor-to-ceiling glazing and a glass roof transform this space into a living observatory of sky and landscape. Here, seasons become theatre — autumn's golden drama, winter's crystalline mornings, spring's gentle awakening, summer's light and brightness. Sliding doors blur the boundaries between shelter and open air, allowing a breeze on warm days and creating year-round magic.

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Outside Terrace Perfection

Glass balustrades frame the countryside beyond while full-length bifold doors preserve uninterrupted views from kitchen to horizon. Generous proportions accommodate everything from morning coffee peace and quiet to sunset celebrations. This is outdoor living elevated to an art form, where every meal becomes a landscape painting. Fun-filled entertaining or rest and relaxation – the choice is yours.



Entrance Hall / Office Space

Natural light cascades through expansive picture windows, transforming this versatile entrance into an inspiring sanctuary, which can also serve as a bright workspace area. Large format stone tiles and clean architectural lines create sophisticated understatement, while integrated storage solutions maintain perfect order. Garden panoramas provide constant inspiration whether greeting guests or concentrating on work.



Kitchen / Dining Room

Sophisticated charcoal cabinetry creates a striking contrast against lustrous stone surfaces in this light-filled culinary heart of the house. The substantial island becomes a natural social hub for everything from quick breakfasts to extended conversations. Expansive glazing and bifold doors opening along the whole length of one wall create a seamless flow between interior sophistication and the panoramic terrace beyond.





Sitting Room

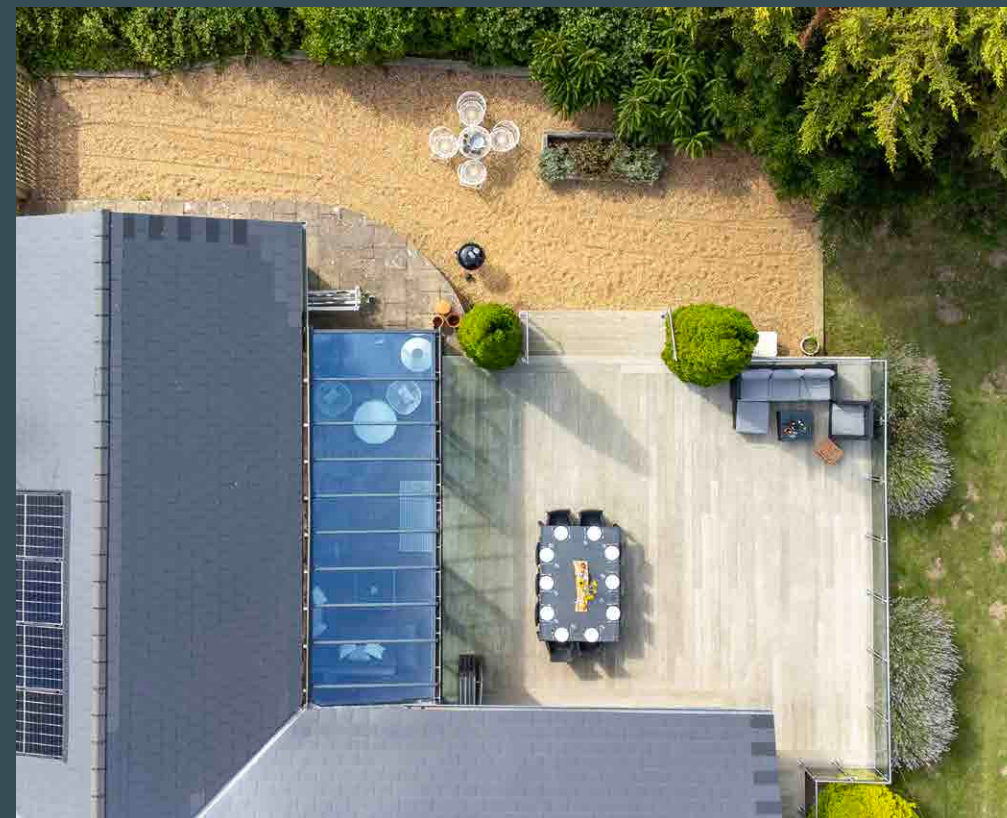
Scale and natural illumination combine to create an atmosphere of refined relaxation. The woodburning stove sits within a striking alcove, providing both focal drama and seasonal warmth. Dual-aspect windows capture garden vistas from multiple angles, while neutral walls offer perfect canvases for personal expression.

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Sun Room

This exceptional space functions as nature's private viewing gallery, where comprehensive glazing and overhead glass create the sense of total immersion. Daylight saturates every corner while sweeping views provide endless visual drama. Sliding panels extend possibilities onto the terrace, transforming this into a true year-round sanctuary.



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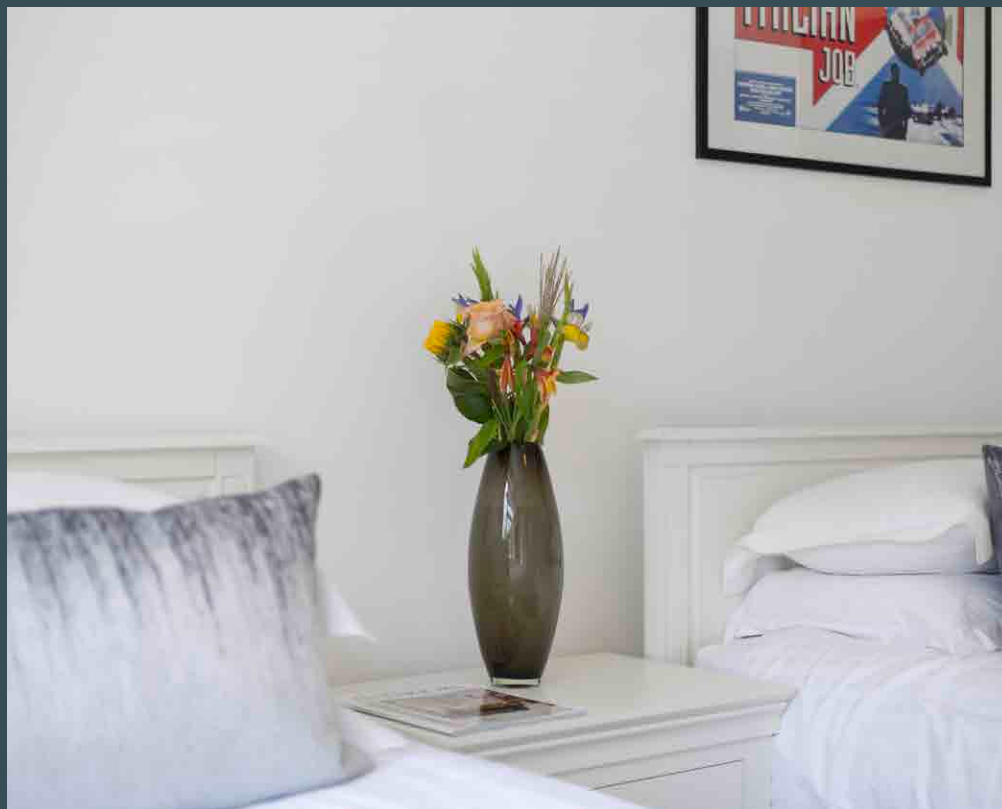
Principal Bedroom with En Suite

Garden views and custom fitted wardrobes define this serene retreat, where generous proportions support both rest and organisation. Natural light flows into the space throughout the day from well-positioned windows, enhancing the airy atmosphere. The adjoining en suite delivers privacy and convenience within a setting of understated luxury.



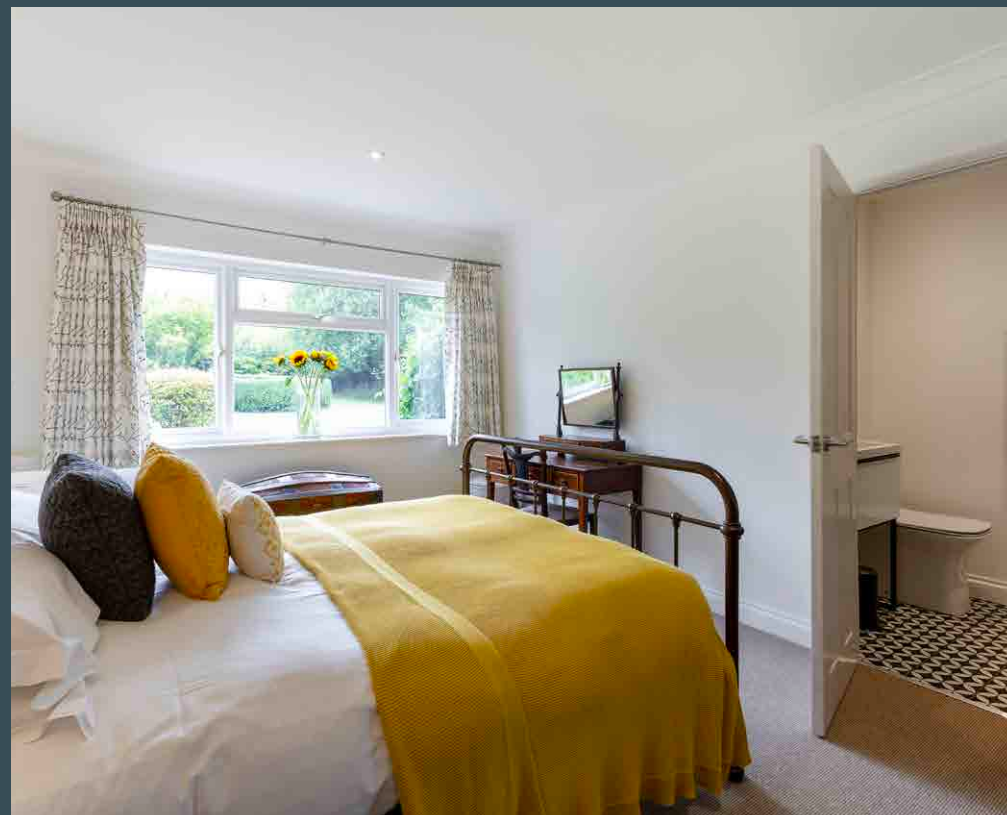
Bedroom Two with En Suite

Peaceful garden outlooks and a private shower room elevate this well-appointed double bedroom beyond ordinary guest accommodation. Thoughtful proportions allow flexible arrangement possibilities, while the en suite adds sophisticated convenience. Style and functionality merge effortlessly in this calm, welcoming environment.



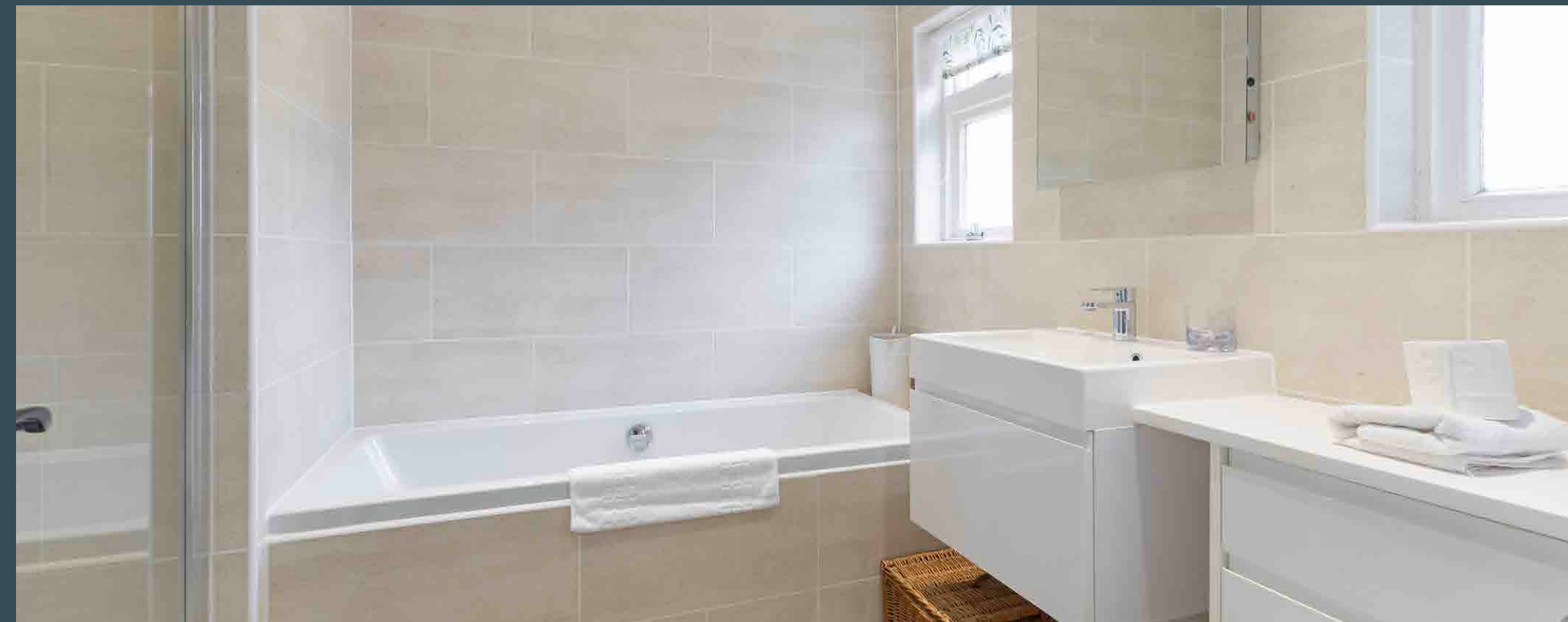
Bedroom Three

Adaptability defines this bright, welcoming space equally suited as a guest room, children's haven, or dedicated home office. Large windows capture picturesque views while drawing in abundant natural light. Neutral styling provides a blank canvas, allowing future owners complete creative freedom with this attractive room.



Bedroom Four with En Suite

Garden panoramas and modern en suite facilities distinguish this charming double bedroom. Excellent proportions and thoughtful layout create ideal guest privacy or extended family comfort. Well-placed windows maximise daylight, while the contemporary shower room maintains both style and practical convenience.



Family Bathroom

Contemporary elegance meets everyday practicality through careful design balance. A generous bath encourages relaxation alongside separate shower facilities. Pale tiles create calming backdrops, enhanced by sleek white sanitaryware and chrome detailing that amplify the feeling of light and space.



Decking / Terrace

This expansive outdoor platform becomes a stunning living space extension, purpose-built for both relaxation and entertainment. A glass balcony preserves the countryside panoramas and far-reaching sea views, while maintaining clear sightlines from interior cooking and dining areas. The generous dimensions accommodate both intimate al fresco meals and larger social gatherings.

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Gardens

Privacy and spaciousness achieve exquisite balance across these captivating grounds, where sweeping lawns embrace the cottage within mature tree borders. Thoughtfully sculpted hedging provides definition while additional acreage offers boundless potential. Here is outdoor pleasure beneath constantly shifting seasonal displays. Beneath Norfolk's ever-changing skies, every season becomes a celebration of countryside living at its finest.



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Location

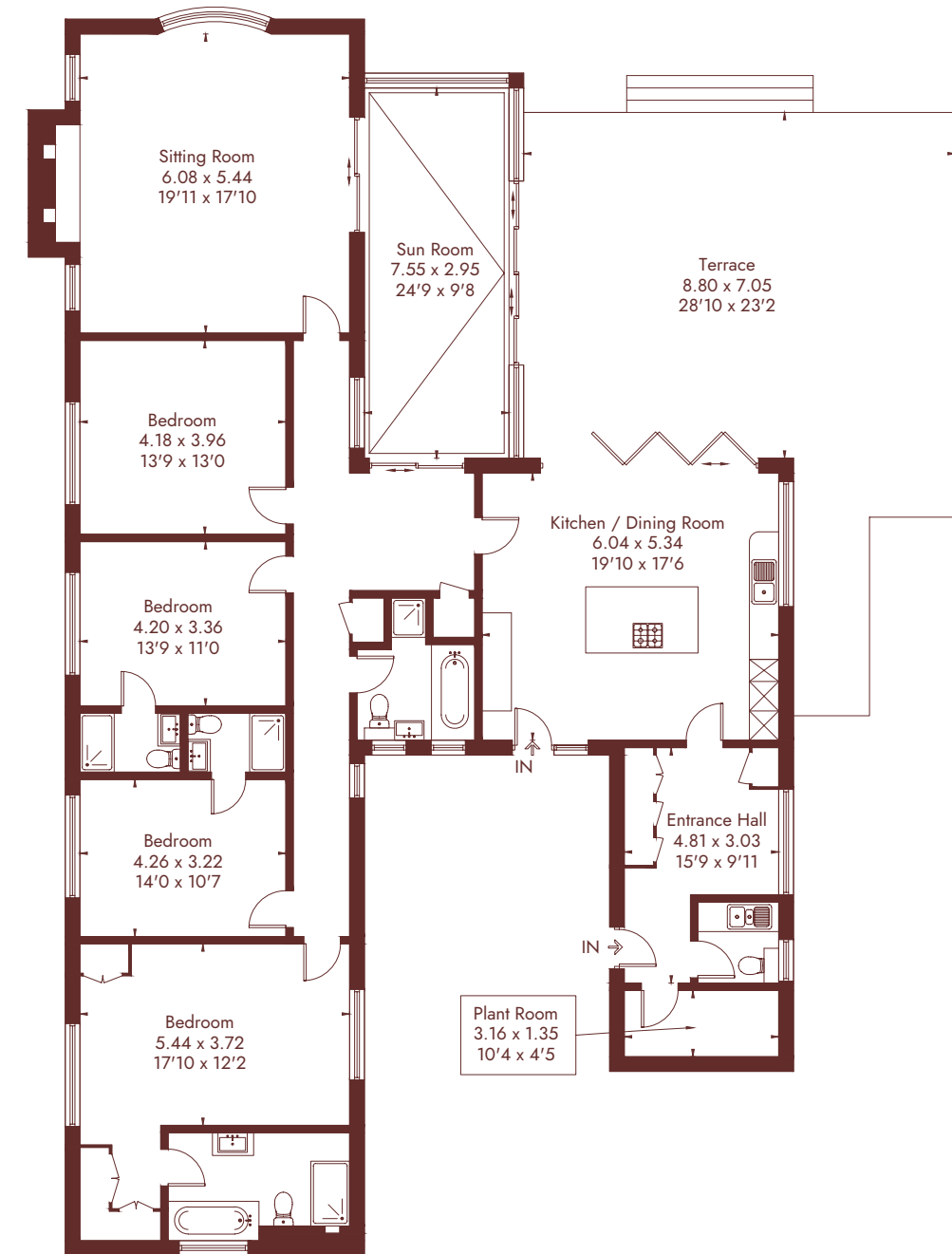
Superbly positioned to capture the essence of North Norfolk's renowned coastline, Rectory Hill Cottage enjoys immediate proximity to Cley next the Sea's village heart. Traditional pubs offer welcoming firesides and local ales, while the beloved Picnic Fayre deli showcases artisan delicacies alongside the celebrated Cley Smokehouse's seafood preparations. The neighbouring villages of Blakeney and Salhouse beckon with their dramatic coastal walks, abundant wildlife and picturesque harbours that have inspired generations of visitors. Meanwhile, the refined Georgian elegance of Holt provides cultural contrast through its historic streets, independent boutiques, art galleries and exceptional dining establishments.

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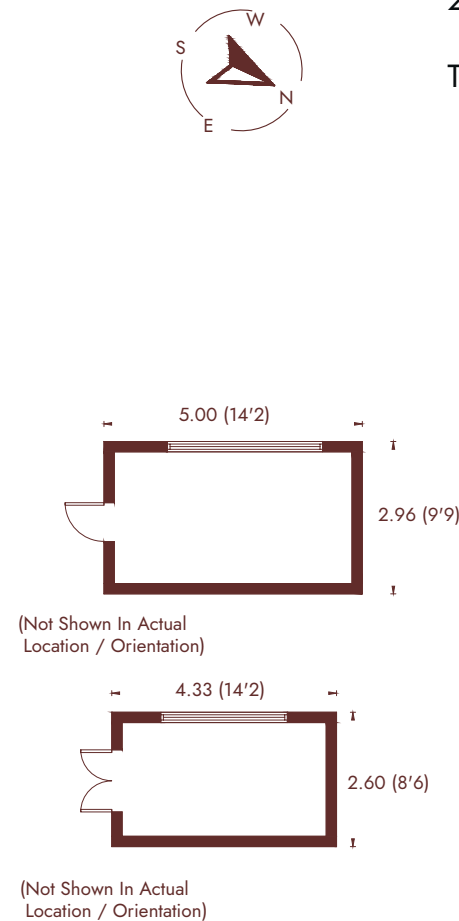
Ground Floor

Floor plan

Approximate floor area = 231.6
sq m / 2492 sq ft

Outbuilding = 20.4 sq m /
219 sq ft

Total = 252 sq m / 2711 sq ft



KEY FACTS

Tenure: Freehold

Council Tax Band: E

EPC Rating: 82 (B)

Parking: Private driveway
with ample space

Heating: Oil Central
Heating, Woodburning
Stove, Double Glazing

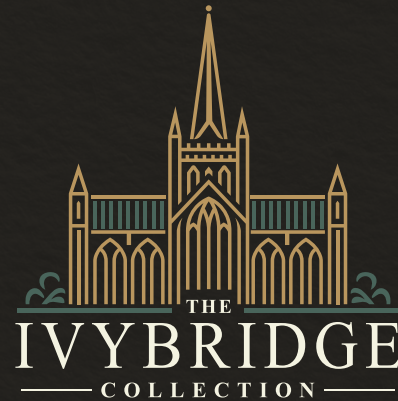
Construction: Detached
bungalow combining
traditional flintwork with
contemporary design

This property is not listed
and lies outside of any
conservation area.

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