



Sky Blue Cottage, Beau Rivage, Cley-Next-The-Sea

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Independent Estate Agents

Pointens

The Property

The property offered for let is a period terrace house situated just off the Quay. Walk out of Blue Sky Cottage and you will be immediately immersed in the glory which is Cley-Next-The-Sea. The property offers a sitting room, well fitted out kitchen, rear hall. On the first floor is master bedroom over looking the National Trust marshes, bedroom two and a bathroom. Outside there is a small enclosed garden and off street parking for one car.

The Location

The village of Cley was formerly an old 18th Century port and still has many attractive brick and flint cottages alongside grander merchant's house. Today it offers an eclectic range of shops on the doorstep including the Crab Pot Bookshop, Pinkfoot gallery, Cley smokehouse, Made in Cley, and Picnic Fayre the renowned delicatessen. Village benefits from a wonderful church, two pubs and the well-known Wiveton Hall Café is within walking distance. Cley is within an Area of Outstanding Natural Beauty and a Conservation Area, Cley has a fabulous shingle beach which is within easy walking distance, perfect for swimming or family picnics, and offers easy access to the saltmarshes and Blakeney Point with many ways of whiling away leisure hours including sailing, seal trips, cycling, golf, amazing coastal walking, and fine beaches. The Cley marshes wildlife reserve dates from 1926 and makes this one of the very best places for spectacular birdwatching.

Directions

Leave Holt via New Street which will take you into the Cley Road. After around 4 miles you will enter the village of Cley next the Sea. Proceed into the village going past the village green on your left and the Three Swallows public house on your right. At the next T junction turn right. The entrance to Beau Rivage will then be found on the left hand side opposite The George Public House.

Accommodation

The accommodation comprises of:-

Front Door

Leading to:-

Sitting Room (13' 6 x 12'6)

Open fireplace, television point. Electric panel heater. Understair cupboard.

Kitchen/Diner (12'5 x 12'5)

Fitted base units with wooden working surfaces over. Inset single drainer sink with mixer tap. Fitted electric oven and surface hob, recirculating hood. Fridge/freezer. Electric panel heater, tiled splashbacks, range of matching wall units. Stairs to first floor.

Rear Hall

Plumbing for automatic washing machine. Electric panel heater. Wall cupboard. Door to rear garden.

Split Level Landing

Shelved cupboard, electric panel heater.

Bedroom One (13'6 x 12'4)

Views over the National Trust Salt Marshes. Period fireplace. Fitted shelving. Electric panel heater.

Bedroom Two (12'9 x 8'4)

Period fireplace, electric panel heater.

Bathroom

Panelled bath with Miras shower over, shower screen. Pedestal washbasin, WC, radiator, heated towel rail. Fully tiled walls.

Curtilage

To the front of the property there is one allocated parking space. To the rear of the property is a small garden which is laid to lawn with two patio areas, inset flower and shrub beds and a brick and tile storage shed for bikes etc. The garden is fully enclosed and has a pedestrian gate which leads onto the quay. There is further free parking which is on a first come first served basis.

General Information

Services: All mains services are connected.

Local Authority: North Norfolk District Council, tel: 01263 513811.

Tax Band: C

Energy Performance Certificate Rating: E

Viewing arrangements: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880

Rent: £1100 per calendar month payable in advance.

Type of let: Furnished assured shorthold tenancy. A pet may be considered.

Damage Deposit: £1269 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Fees: There will be a £250 holding deposit, this will be refunded from the first month's rent.

Availability: This property is available 8th June 2025

Term of tenancy: Initially 3 months

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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