



Worthington House, Cley-Next-the-Sea





**Worthington House, High Street,  
Cley-Next-The-Sea, Norfolk NR25 7RN.**

Blakeney 1 mile, Holt 4 miles

Norwich 25 miles

A highly individual and unique period coastal home, a stone's throw away from East Anglia's iconic windmill. Literally step outside Manor Coach House and you will find yourself immersed in the coastal splendour that is Cley-Next-The-Sea.

**GUIDE PRICE £600,000**



## The Property

The property offered for sale is a double fronted period house situated in an enviable location and within the lee of Cley Windmill. The property is in very good condition throughout and has deceptively spacious accommodation which briefly comprises of a large sitting room which has an open fireplace with a wood burner, a well fitted out kitchen/diner. Utility room and a cloakroom. On the first floor a landing leads to four double bedrooms, a bathroom, and a separate cloakroom. The property also has the benefit of gas fired central heating. Outside to the rear of the property there is a south facing courtyard garden and allocated off street parking. There is no onward chain.

## Location

Cley Next The Sea was described by William White in his 1845 Norfolk directory as a "small town and port" and listed 4 inns, 2 beer houses, 3 each of bakers, butchers, groceries, drapers, shoemakers and also 4 tailors. 150 years on, the village still has a delicatessen, hotel, pub, tearooms, fish smokery, pottery shop and gallery. St Margaret's Church looks over the green and the Glaven valley and probably the best known feature of the village is the windmill which was built as a corn mill at the beginning of the 19<sup>th</sup> Century and is now run as a very pleasant bed and breakfast establishment. The Georgian town of Holt is about 4 miles away with an excellent selection of individual shops and also the well-known Gresham's Public School. The fine City of Norwich is about 26 miles away.

## Directions

Leave Holt via New Street which will take you onto 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 T junction in the centre of the village, turn right. Worthington House will then be found on the right hand side just after the George pub.

The accommodation comprises of:-

### Front Door

Leading to:-

### Sitting Room/Dining Room (26'2 x 18'10 max)

Red brick fireplace with fitted wood burner. Fitted cupboards, two radiators. Part beamed ceiling, staircase to first floor.

### Kitchen/Diner (14'7 x 14')

Range of fitted base units with working surfaces over. Inset 1 1/2 bowl sink unit with mixer tap. Fitted Rangemaster cooking range, extractor hood. Fitted dishwasher. Television point. Red brick fireplace, tiled splashbacks, range of matching wall units. Tiled floor, double doors leading to the rear courtyard.

### Utility Room (13'10 x 10'10 max)

Range of fitted base units with working surfaces over. Inset single sink with mixer tap. Plumbing for automatic washing machine. Shelved cupboard. Space for fridge/freezer. Cupboard housing a wall mounted gas fired boiler for central heating and domestic hot water. Fitted coat pegs.

### Cloakroom

WC, washbasin, tiled floor.

### First Floor Landing

Loft access.

### Bedroom One (14'7 x 14'3)

Radiator.

### En-suite

Roll top bath with claw feet, Victorian style mixer tap with shower attachment. Shower cubicle, pedestal washbasin, WC. Heated towel rail. Tiled floor.

### Bedroom Two (16'6 x 11')

Radiator. Picture rail.

### Bedroom Three (13'10 x 10'9)

Radiator. Picture rail.

### Bedroom Four (10'5 x 9'6)

Built in storage cupboard, radiator. Door leading to bedroom one.

### Family Bathroom

Corner bath, fitted shower screen and shower over. Vanity unit with basin over, radiator. Airing cupboard housing a factory lagged water tank with fitted shelving.

### Cloakroom

Pedestal washbasin, radiator, tiled floor.

### Curtilage

To the rear of the property there is a courtyard garden that is fully paved with raised flower and shrub beds, a log store, outside tap and personnel door. This is all enclosed with brick walling and wooden fencing and a short distance away there is an allocated off street shingled parking space for one vehicle.

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### General Information

**Tenure:** Freehold.

**Council Tax Band:** The property is currently subject to business rates.

**Energy Performance Certificate:** Band TBC

**Local Authority:** North Norfolk District Council Tel: 01263 513811.

**Services:** Mains electricity, water and drainage.

**Viewing:** Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH Tel: 01263 711880.

**Ref:** H313440.

### 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.

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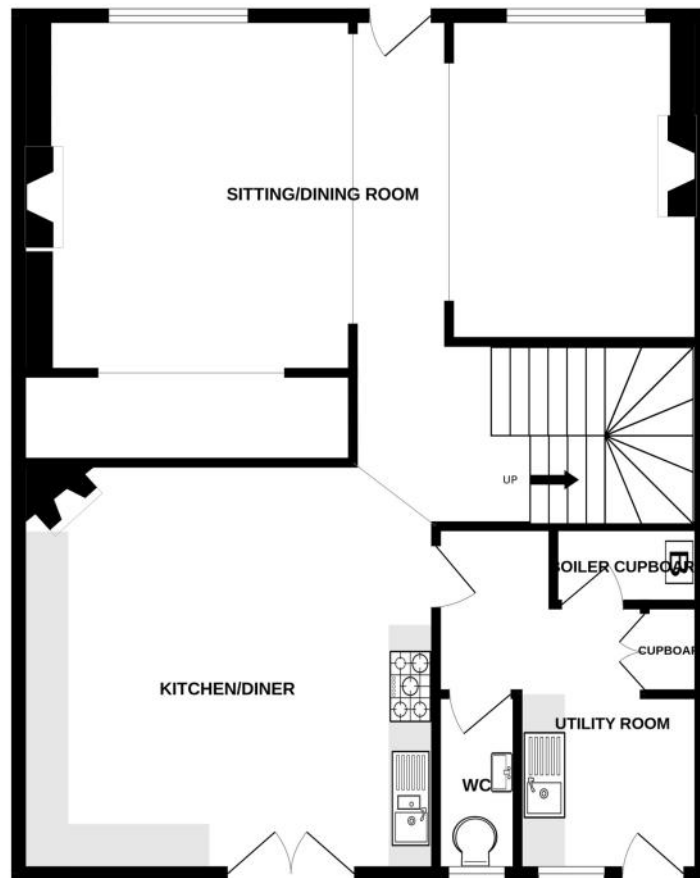
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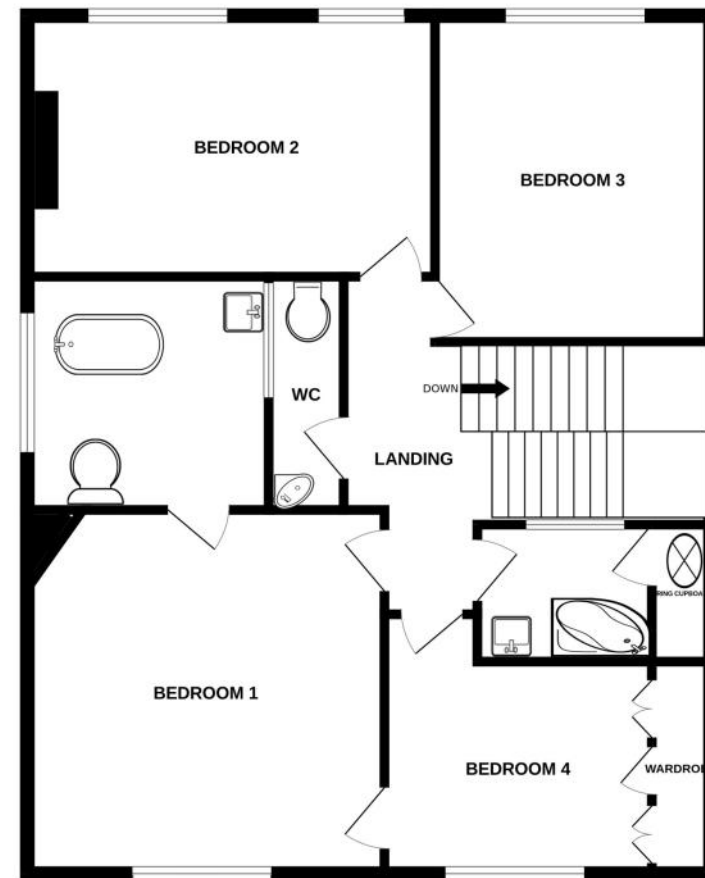
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GROUND FLOOR  
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR  
942 sq.ft. (87.5 sq.m.) approx.



WORTHINGTON HOUSE, HIGH STREET, CLEY, HOLT, NORFOLK NR25 7RN

TOTAL FLOOR AREA : 1858 sq.ft. (172.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Independent Estate Agents

**Pointens**

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