



The Fairstead,
Cley

SOWERBYS

Welcome to this beautifully presented single-storey home in the heart of Cley Next the Sea. Combining contemporary style with effortless functionality, this property offers a relaxed, low-maintenance lifestyle in one of Norfolk's most desirable coastal villages.

The heart of the home is a stunning, modern kitchen with a striking vaulted ceiling, creating a bright and spacious feel. Fully equipped with high-quality fixtures, it's perfect for cooking or entertaining. The cosy lounge offers a peaceful retreat, blending modern design with the home's original charm, including attractive brick and flint elevations.

With three well-proportioned bedrooms - including a principal suite with an en-suite - this home provides flexible accommodation. The stylish bathrooms enhance its turnkey appeal. South and west walled gardens, a garage, and a parking area complete the outdoor space, with planted borders and a patio for relaxing.

Tucked away on the sought-after Fairstead, the home enjoys privacy while being just a short walk from Cley's charming shops, cafés, and eateries. Nature lovers will appreciate the nearby heritage coastline, with the Area of Outstanding Natural Beauty providing stunning scenery, tranquil walking trails and abundant wildlife.

Available 24th June.

CLEY-NEXT-THE-SEA

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 epitomise the charm and community spirit of North Norfolk.

AGENTS NOTE

No pets.

Unfurnished.

Electric heating.

Available 24th June 2025.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0477-2817-7087-2300-9465

To retrieve the Energy Performance Certificate for this

property please visit [https://find-energy-](https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number)

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LOCATION

What3words: [///sympathy.shredder.cleanest](https://www.what3words.com/#!/sympathy.shredder.cleanest)



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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