



Introducing
10 Glandford Road,
Cley

SOWERBYS

Tucked away on a quiet lane in one of North Norfolk's most sought-after coastal villages, this delightful three-bedroom home offers bright and airy accommodation just a short stroll from the famous Cley High Street and coastal path. A splendid reception room to the front features a wood-burning stove at its heart and a large window that fills the space with natural light and frames wonderful views. To the rear, a well-appointed modern kitchen provides a deceptive amount of storage and is bathed in morning sunshine, with pleasant views over the garden and rolling fields beyond. A stylish bathroom and separate WC complete the ground floor.

Upstairs, three generous bedrooms all enjoy elevated and far-reaching views across the rolling countryside of the Glaven Valley.

The property occupies a generous plot, with ample space to the front for off-road parking and an enclosed seating area with a neat lawn—perfect for placing a table and chairs to enjoy sunsets over the expansive Norfolk sky. To the rear, a gravelled dining terrace leads past a summer house to a sprawling lawn, drawing the eye out to the open fields beyond.

Available Now.

CLEY

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.

AGENTS NOTE

Unfurnished.

Available now.

Oil central heating.

Pets by negotiation.

12 month initial tenancy.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words: [///grafted.travel.sofa](https://www.what3words.com/uk/grafted.travel.sofa)



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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