



THE MILLERS HOUSE

High Street, Cley, Norfolk, NR25 7RF
Guide Price £975,000

BROWN & CO



THE MILLERS HOUSE

High Street, Cley, Norfolk, NR25 7RF

DESCRIPTION

An exceptional detached coastal home enjoying far-reaching views across the celebrated marshes of Cley-next-the-Sea and along the coastline towards Blakeney, with the distinctive tower of Blakeney Church visible on the horizon.

Situated in the heart of this highly sought-after and historic North Norfolk village, The Millers House has been finished to a high specification throughout. The property also benefits from modern energy-efficient features including an air source heat pump and underfloor heating.

The accommodation is arranged over three floors and has been thoughtfully designed to make the most of the spectacular coastal setting. The first floor forms the main living space, with an impressive open-plan kitchen and living area opening onto a glass balcony that enjoys the outstanding marsh and sea views.

The ground floor provides an entrance hall, three double bedrooms, a utility room, cloakroom and a family bathroom, while the top floor is dedicated to the master suite.

Outside, a gravel driveway leads to an attached garage, with an enclosed garden to the front and a landscaped rear garden providing attractive outdoor space.

LOCATION

Cley-next-the-Sea is one of North Norfolk's most picturesque and sought-after coastal villages, renowned for its historic flint cottages, charming windmill and expansive salt marshes.

Situated within the Norfolk Coast Area of Outstanding Natural Beauty, the village enjoys spectacular views across the marshes and coastline and is a haven for walkers, sailors and birdwatchers, with the nearby Cley Marshes Nature Reserve attracting wildlife enthusiasts from across the country. Despite its peaceful setting, Cley offers a welcoming community with a popular village pub, café, delicatessen and galleries, while the neighbouring harbour village of Blakeney lies just a short distance along the coast.





SPECIFICATION

- Detached Coastal Residence
- Popular Coastal Village Location
- Outstanding views across Cley marshes towards Blakeney
- Off Road Parking
- Attached Garage
- Landscaped Rear Garden
- Accommodation arranged over Three Floors
- First Floor open plan Kitchen & Living Area
- Glass Balcony overlooking the Marshes and Coastline
- Four Bedrooms, including a top floor Principal Suite
- Three Ground Floor Bedrooms with Family Bathroom
- Utility Room & Cloakroom
- Air Source Heat Pump providing Energy Efficient Heating
- Underfloor Heating
- Extremely Flexible Accommodation
- No Onward Chain

GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.





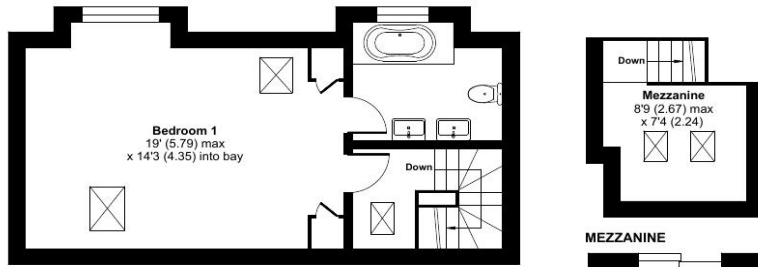
High Street, Cley, Holt, NR25

Approximate Area = 1978 sq ft / 183.7 sq m

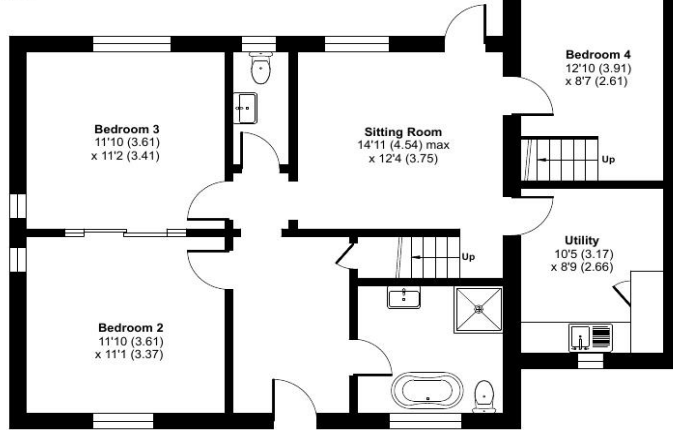
Garage = 171 sq ft / 15.8 sq m

Total = 2149 sq ft / 199.5 sq m

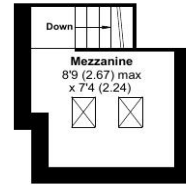
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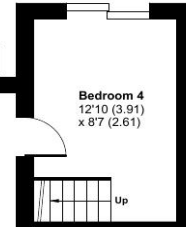
SECOND FLOOR



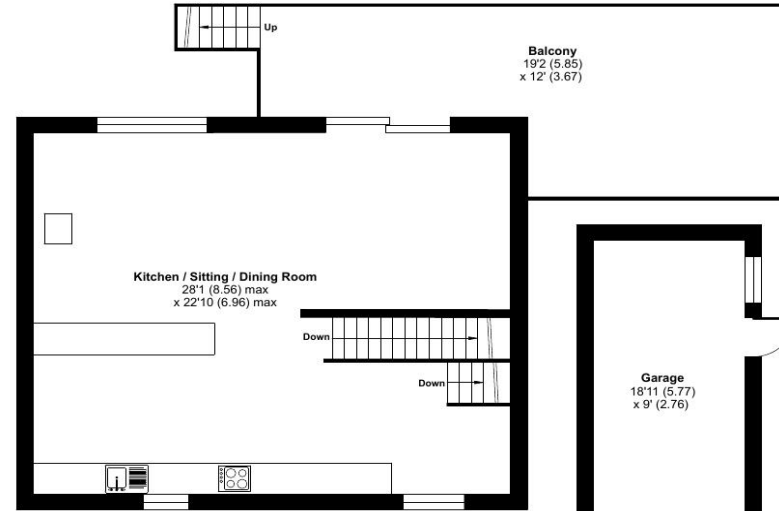
GROUND FLOOR



MEZZANINE



Bedroom 4
12'10 (3.91)
x 8'7 (2.61)



FIRST FLOOR

Balcony
19'2 (5.85)
x 12' (3.67)

Kitchen / Sitting / Dining Room
28'1 (8.56) max
x 22'10 (6.96) max

Garage
18'11 (5.77)
x 9' (2.76)

GARAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Brown & Co. REF: 1423365

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