



THE STORY OF

Farleigh Cottage

1 The Old Maltings, Cley, Norfolk
NR25 7RX

Handsome Brick and Flint Coastal Cottage

Elegant Accommodation Arranged
Across Three Floors

Striking Open-Plan Reception Extending
the Full Width of the House

Three Beautifully Proportioned Bedrooms

Refined Principal Suite with Private En-Suite
Stylish And Contemporary Family Bathroom

Light-Filled Interiors Designed
for Effortless Entertaining

Charming Courtyard Garden
for Outdoor Relaxation

Rare Benefit of Private Parking

Within Walking Distance of the Coastline

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



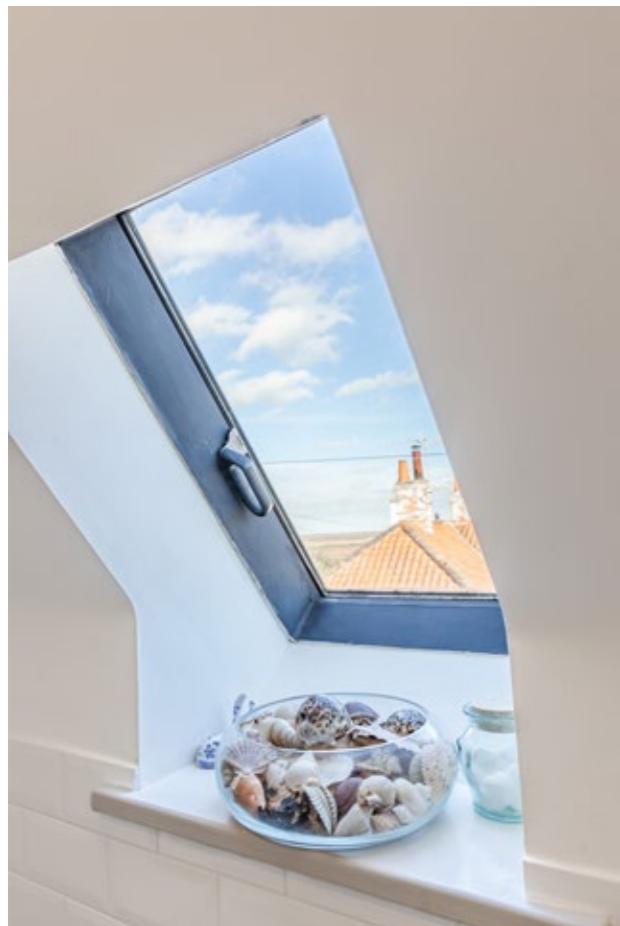
Arranged over three floors, this beautifully presented brick and flint cottage delivers generous, light-filled accommodation perfectly suited to both everyday living and relaxed coastal breaks. The house combines characterful materials with a clean, contemporary interior, creating a home that feels both practical and welcoming.

The ground floor is centred around an impressive open-plan reception room that spans the full width of the property, providing a natural hub for entertaining, dining and unwinding. Large openings allow light to flow through the space, while the layout offers flexibility for modern lifestyles. A separate entrance hall creates a sense of arrival, complemented by a useful utility area discreetly positioned for day-to-day practicality.

The first floor provides two comfortable and well-proportioned bedrooms, served by a stylish family bathroom finished with modern fittings and a calm, neutral palette. Rising to the second floor, the principal bedroom enjoys a dedicated level of its own, complete with a contemporary en-suite shower room, offering a peaceful and private retreat away from the main living spaces.

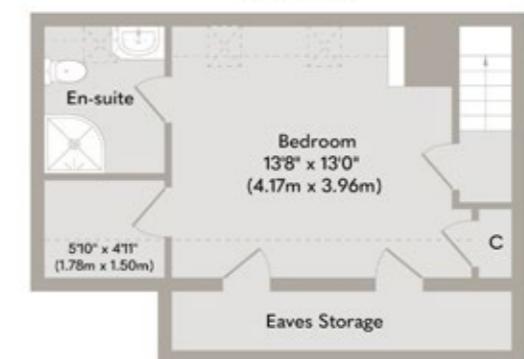
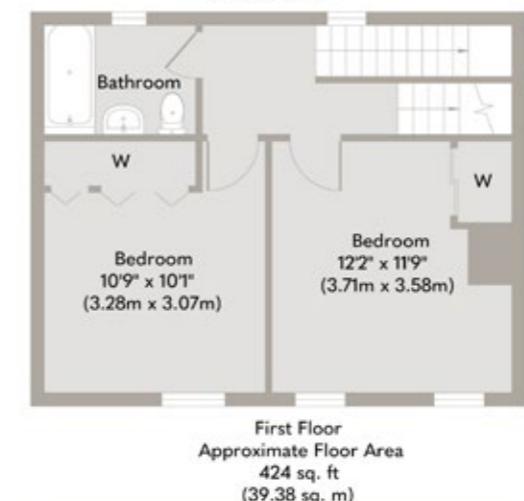
Outside, a charming courtyard garden sits to the front of the property, ideal for outdoor dining, morning coffee or simply enjoying the coastal air. Private parking adds a particularly valuable benefit in this setting, enhancing the ease of day-to-day life.

Within walking distance of the coastline, this appealing home presents an excellent opportunity to enjoy modern coastal living with space, comfort and convenience in equal measure.



A confident blend of character, craftsmanship and modern convenience, moments from the shoreline.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

Cley-next-the-Sea

DISCOVER COASTAL CHARM AND
COMMUNITY SPIRIT IN NORFOLK

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.



Note from Sowerbys



"A beautifully articulated brick and flint cottage, where coastal character meets contemporary refinement."



SERVICES CONNECTED

Mains water, electricity and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:-0350-2232-1520-2606-8821

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///goodbyes.happening.fell

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

