



THE STORY OF

# Dolphin Cottage

*Cley, Norfolk*

SOWERBYS



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# Dolphin Cottage

High Street, Cley, Norfolk  
NR25 7RN

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Charming Semi-Detached Coastal  
Cottage in North Norfolk Village

A Much-Loved Home, Beautifully  
Modernised Throughout

Spacious and Sociable Open-Plan Living Area

Stylish Contemporary Kitchen,  
Newly Fitted in 2025

Bright Conservatory with Garden Views

Private, Sheltered Rear Garden  
Ideal for Entertaining

Three Well-Proportioned First-Floor Bedrooms

Family Bathroom plus En Suite  
to Principal Bedroom

Useful En-Bloc Garage for Storage or Parking

Chain-Free, Ideal as a Holiday Home  
or Permanent Residence

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**SOWERBYS HOLT OFFICE**  
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A charming semi-detached cottage positioned within the ever-popular village of Cley, Dolphin Cottage presents an appealing blend of character, comfort and thoughtful modernisation. Having been both a much-loved permanent residence and holiday home over the years, the property has been carefully updated by the current owners to create a welcoming and versatile space suited to weekend escapes or full-time living.

The ground floor centres around a generous open-plan reception area, designed with both relaxation and sociability in mind. This light-filled space offers flexibility for dining and entertaining, flowing seamlessly into a stylish modern kitchen, newly fitted in 2025 by Simply Kitchens of Holt, with contemporary units and finishes. To the rear, a bright conservatory provides an additional reception area, enjoying views over the garden and creating a natural connection between inside and out.

The private rear garden is a peaceful and sheltered setting, ideal for enjoying warmer days or hosting guests, with a sense of privacy that enhances the overall appeal.

Upstairs, three well-proportioned bedrooms are served by a family bathroom, with the added benefit of an en-suite shower room to the principal bedroom, providing comfortable and flexible accommodation for family and guests. The loft is boarded and fitted with Velux windows, offering excellent additional storage space.

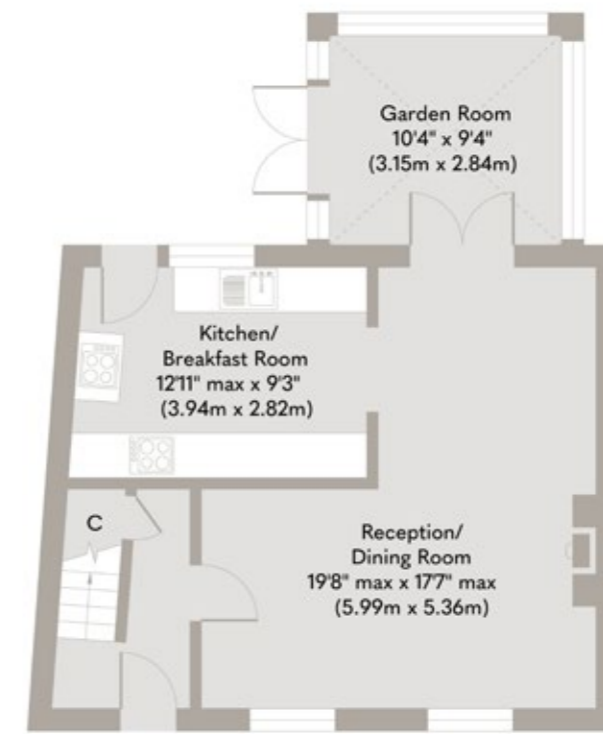
Further benefits include a useful en-bloc garage, providing valuable storage or parking, alongside the advantage of a chain-free purchase.

Perfectly positioned, the cottage is just a two-minute walk from the quay and within easy walking distance of the beach, making the most of Cley's sought-after coastal setting.

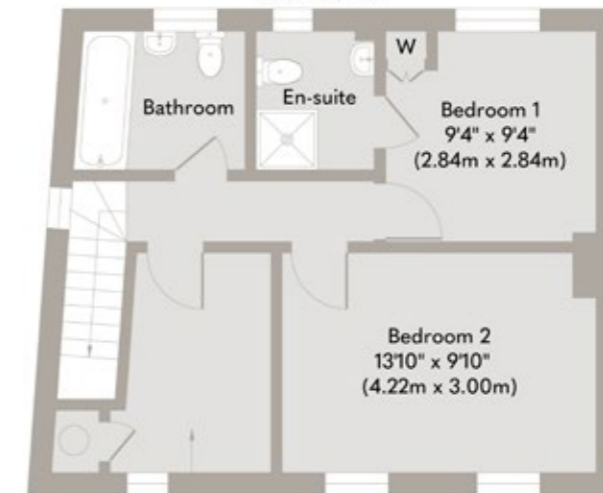


Dolphin Cottage represents an excellent opportunity to acquire a beautifully presented home within one of North Norfolk's most desirable villages, equally suited as a lock-up-and-leave retreat or a permanent residence.





Ground Floor  
Approximate Floor Area  
570 sq. ft  
(52.95 sq. m)



Bedroom 3  
9'10" max x 7'2" max  
(3.00m x 2.18m)

First Floor  
Approximate Floor Area  
463 sq. ft  
(43.01 sq. m)



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.

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# 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 the Vendor



“A sociable, open-plan cottage with a great kitchen and garden, moments from the quay and beach.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating. FTTP.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

E. Ref:- 2236-3724-6600-0982-0206

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: ///launched.udder.sandbags

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

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