



The Old Joinery, Cley-Next-The-Sea



Cley's Iconic windmill and Quay





**The Old Joinery, The Fairstead,
Cley-Next-The-Sea, Norfolk NR25 7RJ**

Blakeney 1 mile, Holt 4 miles

Norwich 25 miles

The Old Joinery is situated on The Fairstead a quiet elevated location in the heart of this unspoilt most sought after North Norfolk village. Literally step outside The Old Joinery and you will find yourself immersed in the coastal splendour that is Cley-Next-The-Sea.

GUIDE PRICE £450,000



The Property

Set in the heart of the village The Fairstead lies in a quiet elevated location. The villages fantastic amenities are just a stones throw away, accessed by foot along ancient cobbled and Holly Hock lined paths. Re-furbished to a high standard in 2021 this period single storey property has accommodation comprising; entrance hall, sitting/dining room with open fireplace and double doors leading to the garden. Two double bedrooms (master en-suite) and a shower room. Other benefits include double glazing and oil fired central heating. Outside there off street parking a car port and a delightfully sunny private south facing rear garden.

Location

Cley Next The Sea was described by William White in his 1845 Norfolk directory as a "small town and port" and listed 4 inns, 2 beer houses, 3 each of bakers, butchers, groceries, drapers, shoemakers and also 4 tailors. 150 years on, the village still has a delicatessen, hotel, pub, tearooms, fish smokery, pottery shop and gallery and the Quay. St Margaret's Church looks over the green and the Glaven valley and probably the best known feature of the village is the windmill which was built as a corn mill at the beginning of the 19th Century and is now run as a very pleasant bed and breakfast establishment. The Georgian town of Holt is about 4 miles away with an excellent selection of individual shops and also the well-known Gresham's Public School. The fine City of Norwich is about 26 miles away.

Directions

Leave Holt via New Street which will take you onto the Cley Road. After around 4 miles you will enter the village of Cley next the Sea. Proceed into the village going past the village green on your left and the Three Swallows public house on your right. Drive around quarter of a mile then turn right sign posted Town Yard and at the next T junction turn left. The entrance to The Old Joinery will then be found on the left hand side identified by a Pointens for sale board.

The accommodation comprises of:-

Front Door

Leading to:-

Entrance Hall

Airing cupboard with a modern pressurised tank, with fitted shelving, radiator, tiled floor

Sitting Room/ Dining room (18'3 x 12')

Period open fireplace with tiled surround, television point, two radiators, double doors leading to the south facing rear garden

Kitchen (9' 10 x 8')

Good range of fitted base units with working surfaces over, fitted fridge, dishwasher, washing machine, wine cooler, electric oven, microwave, inset single drainer sink, range of matching wall units, radiator, tiled floor

Bedroom One (12' x 10'9)

Television point, radiator, door to rear garden

En-suite

Shower cubicle with hand held and rain shower head, vanity unit with wash basin over, WC, electric shaving point, heated towel rail, tiled floor

Bedroom Two (11' x 10')

Dressing table, high level cupboards, radiator

Shower room,

WC, shower cubicle with hand held and rain shower heads, vanity unit with wash basin over, heated towel rail, tiled floor.

Curtilage

The property is reached via a shingle drive which in turn leads to a single bay car port. (17' x 10'9) The property has a further shingle parking area which will provide off street parking for two vehicles. A modern plastic oil tank and outside Grant boiler for central heating and domestic hot water. To the rear of the property is a sunny south facing garden which is mostly laid to lawn, together with a patio area directly behind the house. A wooden garden shed, various inset flower and shrub beds, all fully enclosed with a mixture of wooden and willow fencing.

General Information

Tenure: Freehold.

Council Tax Band: The property is currently subject to business rates. Before this the property was band C.

Energy Performance Certificate: Band C.

Local Authority: North Norfolk District Council Tel: 01263 513811.

Services: Mains electricity, water and drainage. Oil fired central heating.

Viewing: Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH Tel: 01263 711880.

Ref: H313375.



Important notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens.

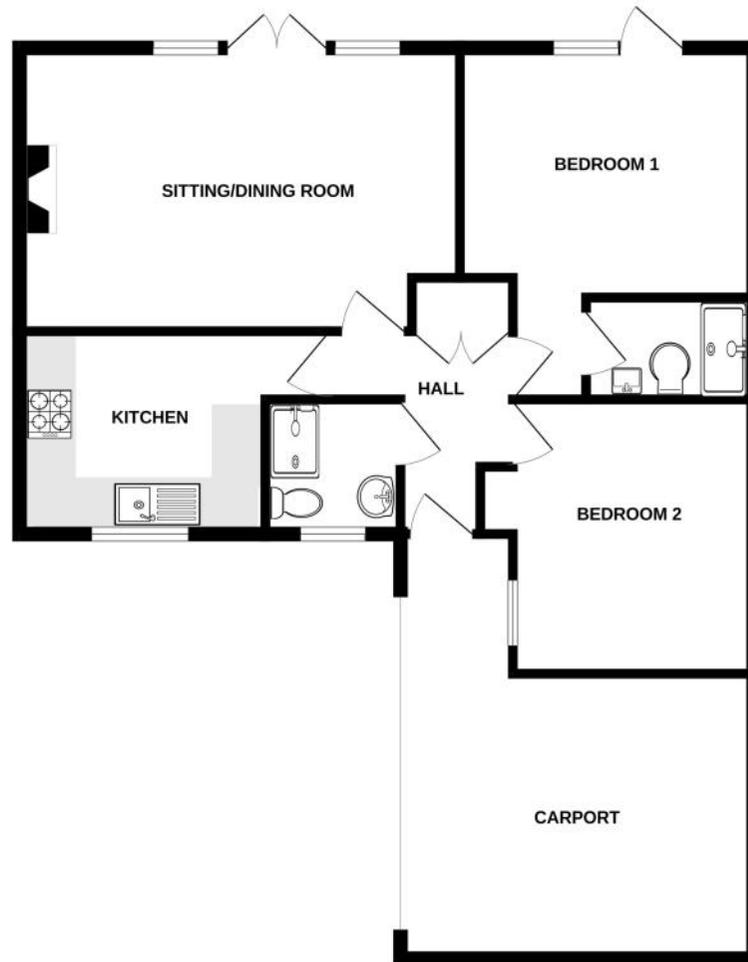
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



GROUND FLOOR



THE OLD JOINERY, THE FAIRSTEAD, CLEY-NEXT-THE-SEA, NORFOLK NR25 7RJ

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Independent Estate Agents

Pointens

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk