



THE STORY OF

Hill House

Cley-next-the-Sea, Norfolk

SOWERBYS



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Hill House

Coast Road, Cley-next-the-Sea, Norfolk
NR25 7RZ

Detached Flint Cottage

Prime Location with Uninterrupted Coastal Views

Four Bedrooms and Two Well-Fitted Bathrooms

Impressive Glazed Entrance Hall

Spacious Sitting Room and Snug
Sharing a Double-Sided Log-Burner

Kitchen/Diner with Premium
Appliances and Stunning Views

Ground Floor WC and Boot Room

Home Office/Studio

Sheltered and Private Garden

Garage

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





Perched along an unmade track just above the coast road in Cley, Hill House commands spectacular, uninterrupted views across the saltmarshes to the sea. A wooden door set within a magnificent, high flint wall opens into a sheltered and private garden. Inside, an oak-framed conservatory with slate underfloor heating serves as a light-filled entrance hall.

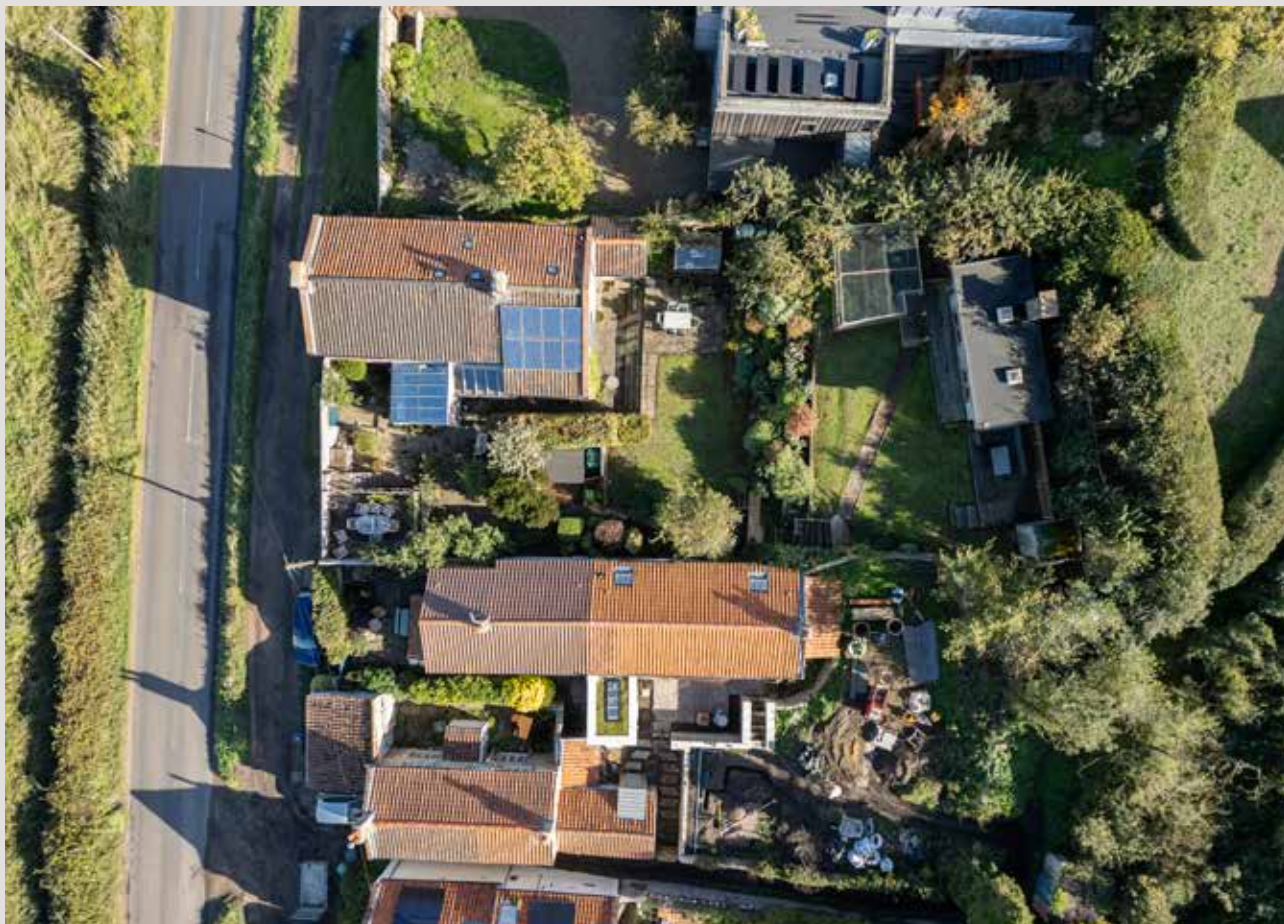
The ground floor features a charming snug and a generous main sitting room, both sharing a dual-aspect log burner, with french doors opening out to the south-facing terrace. At the heart of the home is a spacious modern kitchen/diner fitted with premium appliances and a picture window capturing stunning coastal views. A boot room and large cloakroom offer flexible practical space.

Upstairs, a bright landing leads to four bedrooms – including a dual-aspect front bedroom ideally placed to take in sunsets over the marsh – alongside two well-appointed family bathrooms and a separate laundry room.

Rising southwards in gentle terraces, the garden offers multiple paved and decked areas ideal for outdoor dining and relaxation. Positioned above the single garage, a raised wooden observation deck provides a wonderful spot for alfresco entertaining against the backdrop of dramatic coastal sunsets. Surrounded by mature trees and established shrubs, the garden also features a shed, two storerooms, a greenhouse and a fruit cage. A second deck, complete with an outdoor sofa and fire pit, sits beside the studio, creating another inviting space to enjoy the setting. The studio sits at the very top of the plot, offering an exceptional home office or creative sanctuary with power and a wood-burning stove, alongside sweeping views for miles along the coastline.

Parking is available on the track road or in the garage.





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

A NORTH NORFOLK
COASTAL HAVEN

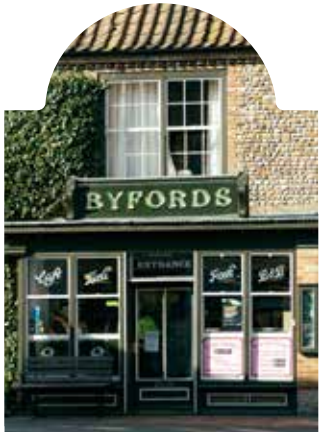
A haven for winter visitors and a breeding ground for rare native birds, the marsh can be seen from the windmill in Cley-next-the-Sea, a feature that this small coastal village is famous for alongside it's wonderful beach. The village has unique shops, two pubs, a church and two of the best food shops in England - The Cley Smoke House, for fabulous smoked fish and Picnic Fayre, a real delicatessen for the serious foodie.

Less than five miles away, a strong sense of community thrives among the proud residents and local businesses of Holt. With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770. On the edge of town is the historic Gresham's School, founded in 1955.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by.

If you are looking for the perfect spot to enjoy the coastal lifestyle, Cley-next-the-Sea is one of north Norfolk's finest coastal villages and if this sounds like your kind of place, let us help you to find your next property.



Note from Sowerbys



Cley Marshes

“...there are sweeping views for miles along the coastline, and wonderful sunsets over the marsh.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 9380-2951-6490-2724-8465

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: ///belonging.massive.parked

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

