



INTRODUCING

3 Maisons
Bienvenues

Cley, Norfolk

SOWERBYS



THE STORY OF

3 Maisons Bienvenues

Cley, Norfolk
NR25 7RR

Mid-Terraced Character Cottage in
the Heart of Cley-next-the-Sea

Renovated and Beautifully Presented Throughout
Prime Village Location Within Walking Distance
of Local Amenities, Pubs and Coastal Walks

Charming Sitting Room with Open
Fireplace and Large Sash Windows

Separate Formal Dining Room with
French Doors to the Rear Lobby

Well-Appointed Kitchen with
Adjoining Pantry and Utility Area

Three First Floor Bedrooms
and a Family Bathroom

Attractive and Well-Maintained
Front and Rear Gardens

Rear Parking Area Traditionally used
by the Neighbouring Cottages

Offered for Sale with No Onward Chain

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com

Occupying a prime position within walking distance of everything the village has to offer, the property perfectly combines character features with practical living spaces.

The cottage is entered via a cosy and welcoming reception room to the front, featuring an open fireplace and large sash windows which flood the room with natural light. Beyond is a formal dining room with french doors opening into a rear lobby, creating an ideal space for entertaining and everyday living. To the rear of the property, the kitchen is well-appointed and further complemented by a useful pantry and separate utility area with a WC.

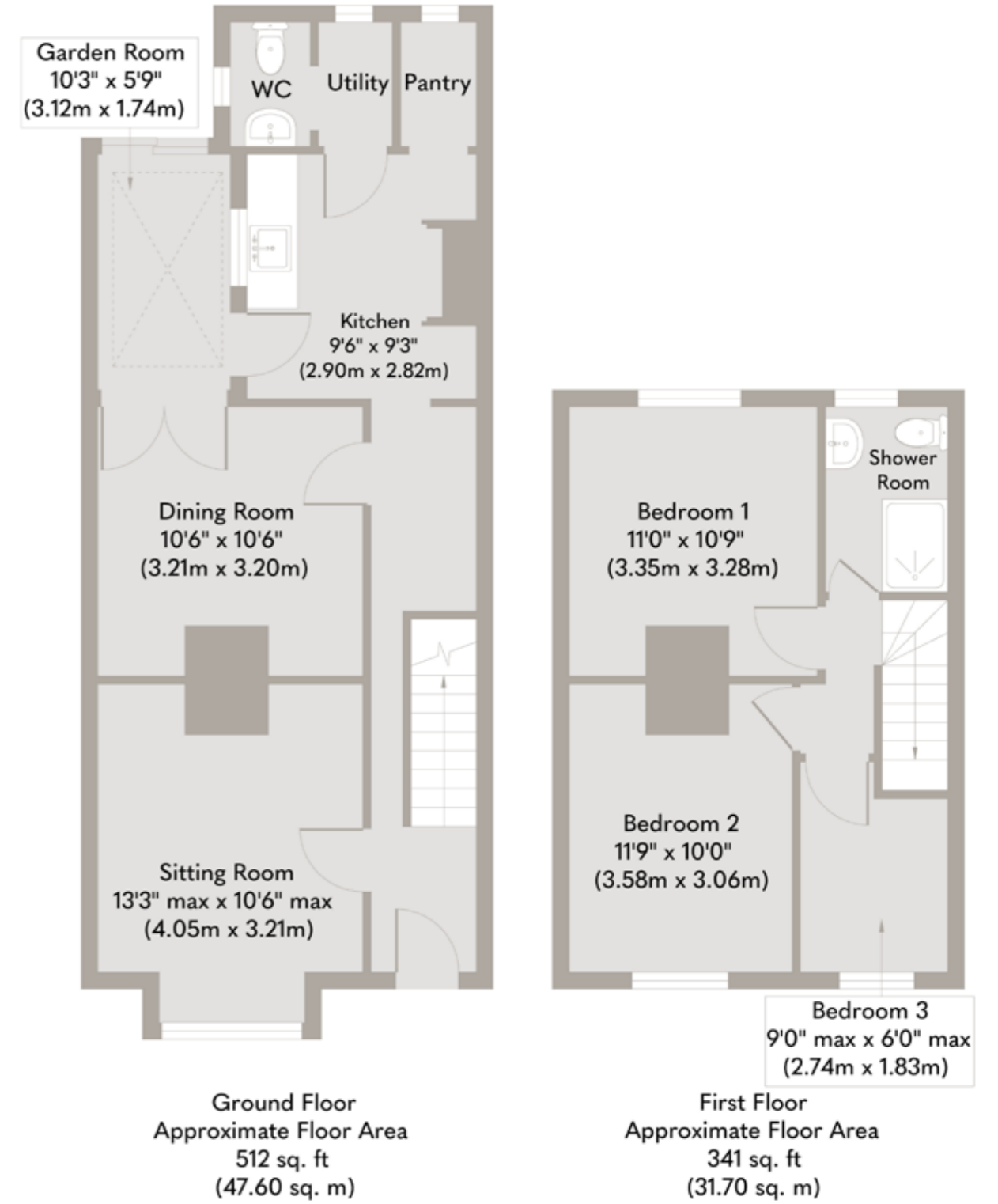
Upstairs, there are three bedrooms together with a family bathroom.

Outside, the cottage enjoys well-maintained gardens to both the front and rear. Beyond the rear garden is an area used for parking by the cottages, owned by the parish.

Offered with no onward chain.







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 Sowerbys



“Set within a village setting, moments from everyday amenities and countryside walks.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 7435-1620-0209-0127-7202

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: ///lyricist.knocking foresight

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SOWERBYS

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

