



THE STORY OF

The Millers House

Cley, Norfolk

SOWERBYS



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The Millers House

Cley, Norfolk
NR25 7RF

Detached Coastal Residence in
a Prime Village Setting

Panoramic Marsh and Coastline
Views Towards Blakeney

Spacious Accommodation Across Three Floors

Open-Plan First Floor Living
Space with Glazed Balcony

Four Bedrooms Including an
Impressive Principal Suite

Utility Room and Cloakroom

Off-Road Parking and Attached Garage

Landscaped Rear Garden

Energy-Efficient Air Source Heating System

Offered with No Onward Chain

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Designed with both style and practicality in mind, the property offers beautifully arranged accommodation across three levels, finished to an impressive standard throughout. Modern touches including underfloor heating and an air source heat pump add comfort and efficiency, while large glazed openings maximise the natural light and make the most of the exceptional setting.

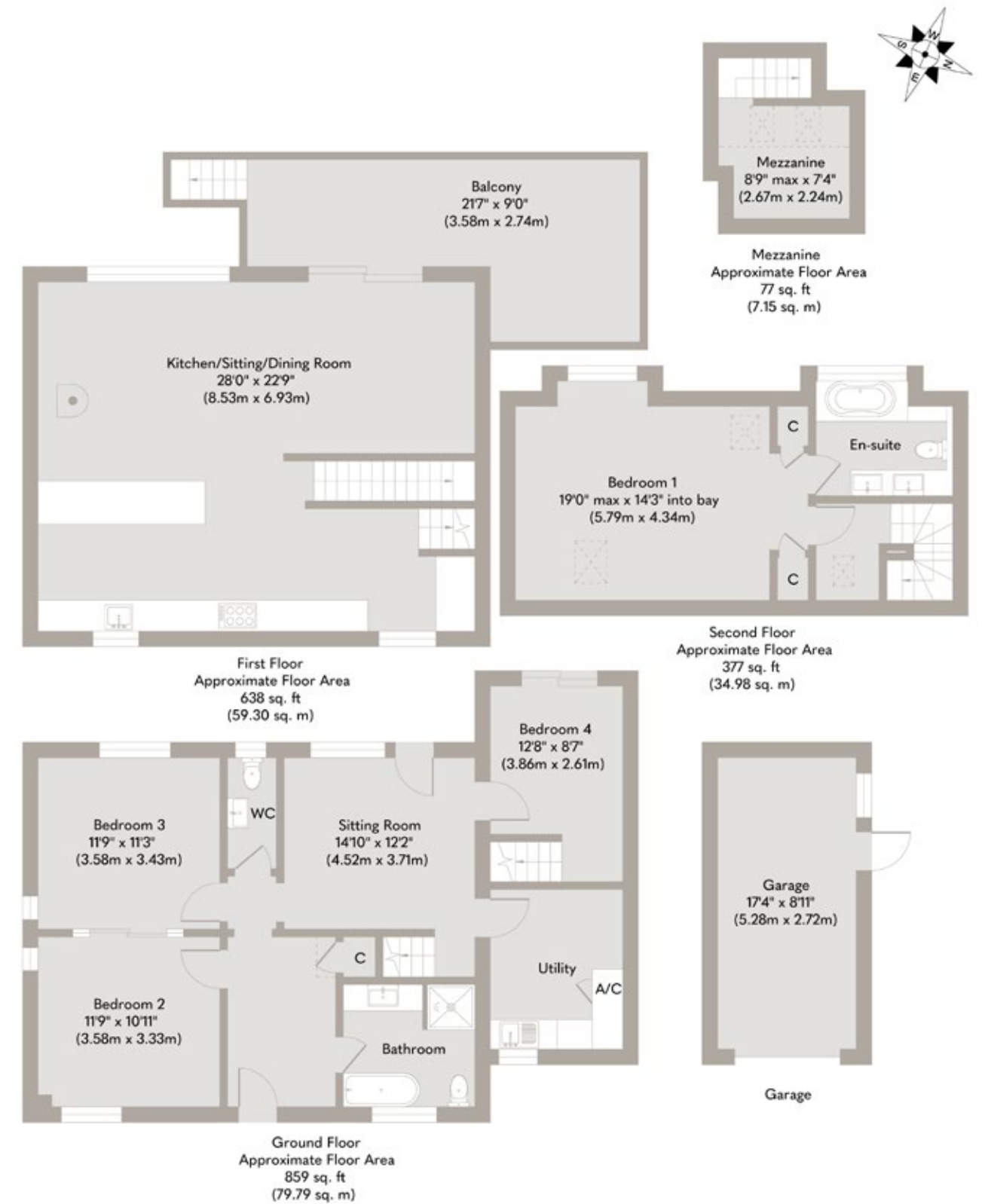
The heart of the home sits on the first floor, where a spacious open-plan kitchen, dining and living area opens directly onto a contemporary glass-fronted balcony, perfectly placed for taking in the far-reaching coastal and marshland views.

“There’s a real sense of space and flow throughout, with each room feeling connected to the surrounding landscape.”

The ground floor provides a welcoming entrance hall leading to three generous double bedrooms, a family bathroom, utility room and cloakroom. Occupying the entire top floor, the principal suite offers a peaceful and private retreat.

Outside, the property benefits from off-road parking, an attached garage, enclosed front gardens and a thoughtfully landscaped rear garden ideal for outdoor entertaining or relaxing after a day by the coast.





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



“...sweeping
marshland views
create a constant
connection to the
coast.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 8908-7721-3910-2336-8902

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: ///unpacked.snooping.quit

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SOWERBYS

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