



THE STORY OF
Reed Cottage
Cley, Norfolk

SOWERBYS



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Reed Cottage

Cley, Norfolk
NR25 7SD

Former Head Coastguard's Cottage
with Notable Historic Significance

Exceptional West-to-East Panoramic Views
Across Cley Marshes and to the Sea

Restored Original Coastguard
Lookout in the Garden

Period Semi-Detached Home with
Bright, Well-Proportioned Rooms

Three Bedrooms Plus Family Bathroom

Ground-Floor Utility/Shower Room

Ample Parking for Several Vehicles

Plot Extending to over 0.2 Acre (stms)s
with Productive and Well-Kept Gardens

Peaceful Hilltop Position Within One of North
Norfolk's Most Desirable Coastal Villages

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com

Reed Cottage is a distinguished period semi-detached home with a remarkable heritage, formerly serving as the head Coastguard's cottage - one of the most strategically positioned properties along this stretch of the North Norfolk coast. Set high on Hilltop, its elevated vantage point was deliberately chosen for its full, unobstructed command of the shoreline and marshes below. In its operational years, this cottage was a fully functional Coastguard service unit: coastal rescue equipment was stored and maintained on site, and rocket warning signals were launched directly from the garden during emergencies, ensuring the safety of those at sea. Its presence has long been recognised locally as a defining landmark on the approach to Cley, a reminder of the coastline's maritime past.

Today, Reed Cottage retains that strong sense of identity. The current owners have sympathetically restored the original timber lookout in the garden - once a working vantage point for watchkeeping - creating a unique and atmospheric feature that pays homage to the property's operational roots. This rare survival of a Coastguard lookout structure, combined with the cottage's elevated aspect and characterful architecture, reinforces its standing as one of Hilltop's most recognisable historic dwellings.

Inside, the cottage flows with warmth and light. A bright sitting room occupies one side of the ground floor, while the dining room and adjoining kitchen form an inviting, sociable space opposite. A practical utility and shower room enhances the ground floor layout. Upstairs, the main bedroom mirrors the sitting room's generous proportions and enjoys sweeping north-to-south views - a favourite vantage point for observing the marshes, sea and the gentle rhythm of walkers and wildlife along the West Bank. Two further bedrooms sit above the kitchen and dining area, complemented by a family bathroom at the rear.





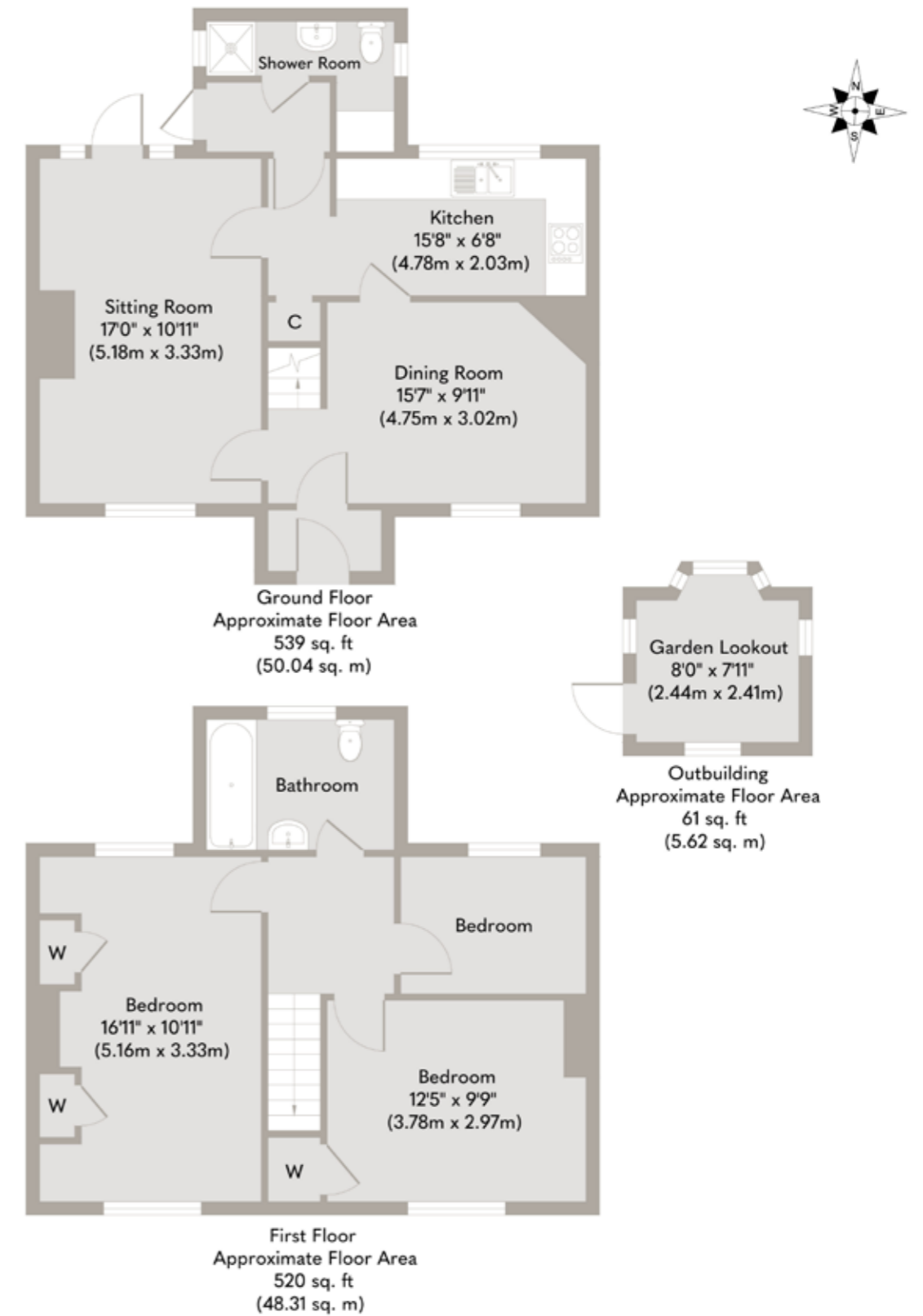
One of my favourite spots in the house is from the main bedroom, looking over the marshes to the West Bank with its path to the beach.



Outside, the appeal continues. The frontage offers ample parking for several vehicles, while the entire plot extends to over 0.2 acres. The rear garden is well-kept, with areas cultivated for growing flowers and produce - an aspect the owners have enjoyed deeply during their 30 years here. The terraces of the garden are set against the backdrop of the marshes and the sea, combining a sense of openness and privacy.

Reed Cottage is a home defined not only by its character and comfort, but by its extraordinary sense of place. Beautifully positioned, historically significant and deeply woven into the coastal story of Cley, it offers a lifestyle that is both tranquil and connected - one shaped by community, wildlife, open sky and sea.





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



"I have loved the location: the view over the marshes to the sea, the open sky and the privacy of Hilltop."



SERVICES CONNECTED

Mains water and electricity. Shared septic tank. Electric central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0194-3957-3202-4865-0200

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: ///circulate.sits.sulky

AGENTS NOTE

Please note that the property is currently served by private drainage/sewerage. The vendors have arranged for the property to be connected to the mains drainage system, and the necessary works are underway.

These works will be fully completed prior to exchange of contracts, with confirmation/documentation provided to the buyer's solicitor upon completion.

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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

