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The Old Maltings

Cley, NR25

A handsome brick and flint cottage set within the heart of Cley-next-the-Sea, offering beautifully presented accommodation arranged across three floors and the rare convenience of private parking.







Behind its characterful coastal exterior lies a light and refined interior, thoughtfully designed for both permanent living and relaxed escapes to the North Norfolk coast. The ground floor is centred around an impressive open-plan reception room extending across the full width of the house, creating a wonderfully sociable setting for cooking, dining and entertaining.

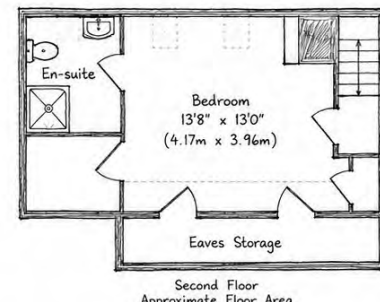
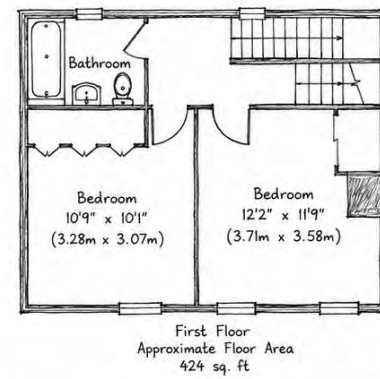
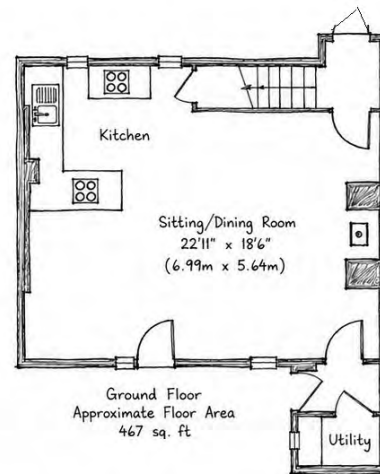
The arrangement feels both generous and practical, with clearly defined areas for relaxing and gathering while retaining an easy sense of flow throughout. A separate entrance hall provides a welcoming arrival, while a discreet utility area takes care of the practicalities of everyday life.

On the first floor are two beautifully proportioned bedrooms, both served by a stylish contemporary family bathroom finished in a calm, understated palette.

The principal suite occupies the entire second floor, creating a private retreat removed from the main accommodation. Generous in scale and filled with natural light, it is complemented by a sleek en-suite shower room.

Outside, the cottage enjoys a charming courtyard garden, perfectly suited to morning coffee, relaxed lunches or an evening drink after a day beside the coast. Private parking is an especially valuable feature within the village and makes the property particularly easy to enjoy, whether as a permanent home, weekend escape or holiday retreat.







Location

Cley-next-the-Sea is one of North Norfolk's most recognisable and sought-after coastal villages, celebrated for its traditional architecture, independent businesses and exceptional natural surroundings.

The village is particularly renowned for its birdlife and internationally important nature reserve, with its iconic windmill forming one of the best-known views along the Norfolk coast. The coastline, salt marshes and expansive skies are all within walking distance of the cottage, offering endless opportunities for walking, wildlife watching and enjoying the area's distinctive landscape.

Everyday amenities include a village shop, two public houses and a beautiful parish church, alongside much-loved local destinations such as Cley Smokehouse and Picnic Fayre. The neighbouring coastal villages of Blakeney, Morston and Salthouse provide further restaurants, cafés, sailing and leisure opportunities.

The Georgian market town of Holt lies approximately five miles away and offers an excellent selection of independent shops, boutiques, cafés and galleries. Bakers & Larners has served the town since the eighteenth century, while Byfords remains one of Holt's most popular meeting places.

Norwich is accessible by road and provides wider shopping, cultural and transport connections, including direct rail services to London Liverpool Street.

Families

The flexible three-bedroom arrangement provides excellent space for families, visiting friends or those looking to work from the coast.

Two bedrooms and the family bathroom are grouped together on the first floor, while the principal suite enjoys the privacy of its own floor. This makes the layout particularly well suited to older children, guests or multigenerational stays.

The open-plan ground floor creates an inclusive environment in which cooking, dining and relaxing can all take place together. The courtyard offers a manageable outdoor space without the maintenance demands of a large garden, leaving more time to enjoy the beach, village and surrounding countryside.

Families are well served by schools throughout North Norfolk, including Gresham's School in Holt, alongside a range of primary and secondary options in the wider area.



Our Agent's View

"This is coastal living made wonderfully easy.

The cottage has all the character expected of a traditional Cley home, yet the interiors feel bright, contemporary and exceptionally comfortable. The full-width reception space is a particular highlight, providing a generous and sociable heart to the house, while the principal suite creates a genuine sense of retreat.

The combination of three bedrooms, a courtyard garden and private parking is especially compelling in this location. Whether considered as a permanent residence, refined second home or holiday investment, it offers an increasingly rare opportunity within walking distance of the North Norfolk coastline."

Samuel Le Good | Partner



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Agent's Details



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