



THE STORY OF

Jesmond

Cley-next-the-Sea, Norfolk

SOWERBYS



THE STORY OF

Jesmond

Church Lane, Cley-next-the-Sea, Holt, Norfolk
NR25 7UD

Unique and Individual Detached Property

Coveted Coastal Village of Cley

Quiet Lane Position

Thoughtfully Transformed
from a 1930s Bungalow

Versatile Accommodation
Arranged Over Two Floors

Impressive Open-Plan Kitchen,
Dining and Living Space

Large Sliding Doors Opening onto the Garden

Three Double Bedrooms, Including a
Generous First-Floor Bedroom

Private, Established Gardens with
Mature Trees and Hedging

Ample Private Off-Road Parking and
Offered with No Onward Chain

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





A unique and individual property, quietly positioned on a peaceful lane in the coveted coastal village of Cley. Originally built as a detached bungalow in the 1930s, the property has been thoughtfully transformed into a contemporary and versatile home, with accommodation now arranged over two floors. Jesmond has enjoyed considerable success as both a holiday let and second home over the years, but equally offers the opportunity to create a wonderful permanent family home.

The ground floor is centred around an impressive open-plan reception space, with a modern kitchen opening into generous dining and living areas. Large sliding doors lead directly out to the garden, bringing plenty of natural light into the room and creating a strong connection between the house and outside space.

Also on the ground floor are two comfortable double bedrooms and a family bathroom, making this level particularly practical for guests or family living.

Upstairs, the accommodation continues with a generous bedroom, together with a walk-in wardrobe and useful eaves storage. The room provides a peaceful and private retreat, with excellent flexibility for a variety of uses. Outside, the gardens are a particular feature of the property. There is generous private off-road parking to the front, while the rear garden is enclosed and wonderfully private, with mature trees, established hedging and graduated areas of lawn creating a secluded setting.

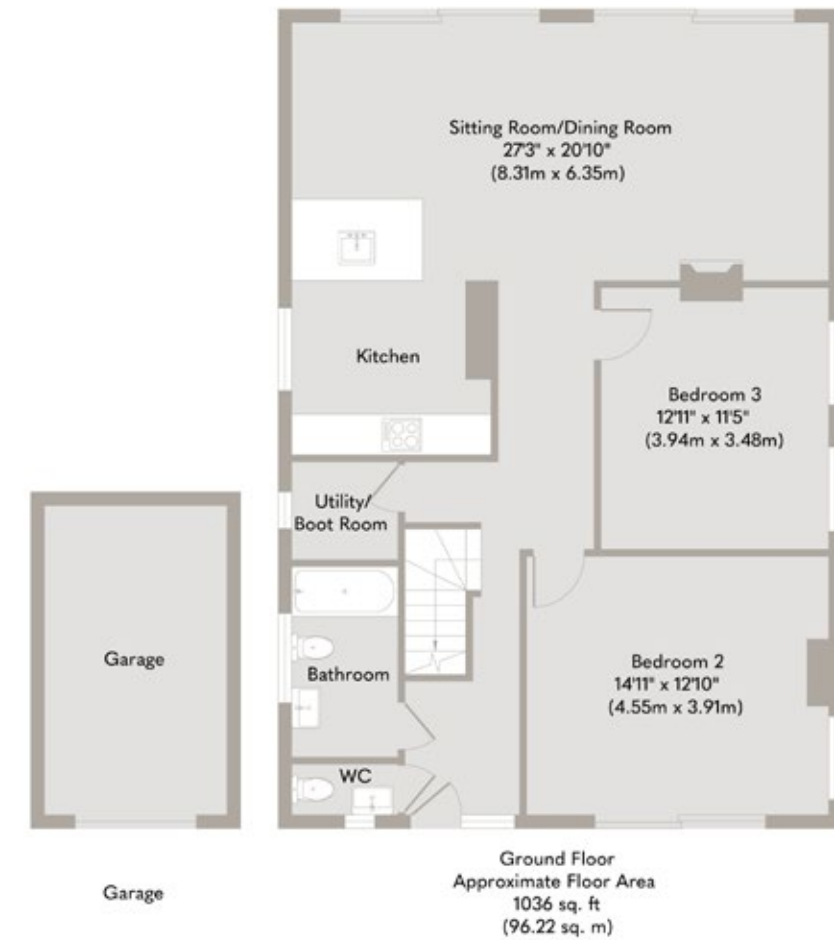
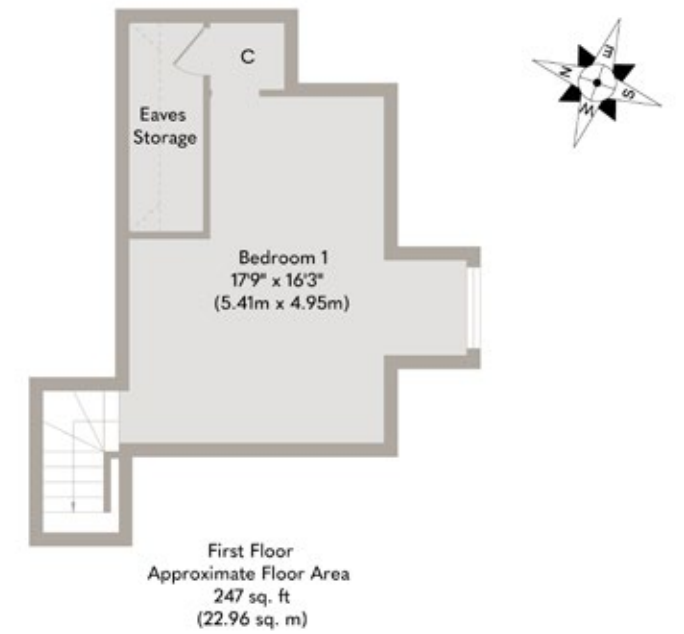
A highly individual home in an exceptional coastal location, offering a rare combination of contemporary living, versatile accommodation and attractive private gardens.

Offered to the market with no onward chain.



We've loved having the coast on our doorstep, with wonderful walks and quiet beaches close by.





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.

Copyright V360 Ltd 2026 | www.houseviz.com

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



“The secluded garden is our favourite spot, with peaceful views across the field beyond.”



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 1790-3325-0222-4699-3063

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: ///handfuls.hotel.overruns

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

