



A VERY WELL-PRESENTED TWO BEDROOM COBBLED FLINT COTTAGE IN A TUCKED-AWAY LOCATION

Tern Quay Cottage, 3 Long House Yard, High Street, Cley-Next-The-Sea, Norfolk NR25 7RU

[bedfords.co.uk](https://www.bedfords.co.uk)

**Bedfords**

ESTABLISHED 1966



## Guide Price: £425,000

(Freehold) Ref: BUR230016 (18.05.23)

- Charming period cottage situated in a prime coastal village
- Ideal holiday let or coastal bolthole
- Very well presented in neutral tones
- Situated just off the High Street within walking distance of all village amenities and the coastal path
- Accommodation comprises Kitchen/Dining Room, Living Room, Bathroom, Landing and two double Bedrooms
- Courtyard garden to front with useful storage shed and ample space for table and chairs
- Wood burning stove & modern electric heating
- Offered with no onward chain



CLEY-NEXT-THE-SEA was described by William White in his 1845 Norfolk directory as a "small town and port" and listed "4 inns, 2 beer houses, 3 each of bakers, butchers, groceries, drapers, shoemakers and also 4 tailors". 175 years on the village has a delicatessen, hotel, pub, tearooms, fish smokery, pottery shop and gallery. St Margaret's Church looks over the green and the Glaven Valley and probably the best known feature of the village is the windmill, built as a corn mill at the beginning of the 19th century, and now run as a bed and breakfast establishment. The Georgian town of Holt which is about 5 miles away is known for its excellent selection of shopping and also Gresham's public school for girls and boys. The City of Norwich with a main line service to London is approximately 26 miles away.



LIGHT MY FIRE







**HEATING:** Independent electric radiators

**COUNCIL TAX:** Band TBC

**SERVICES:** Mains water, drainage and electricity

**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation if required.

**IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

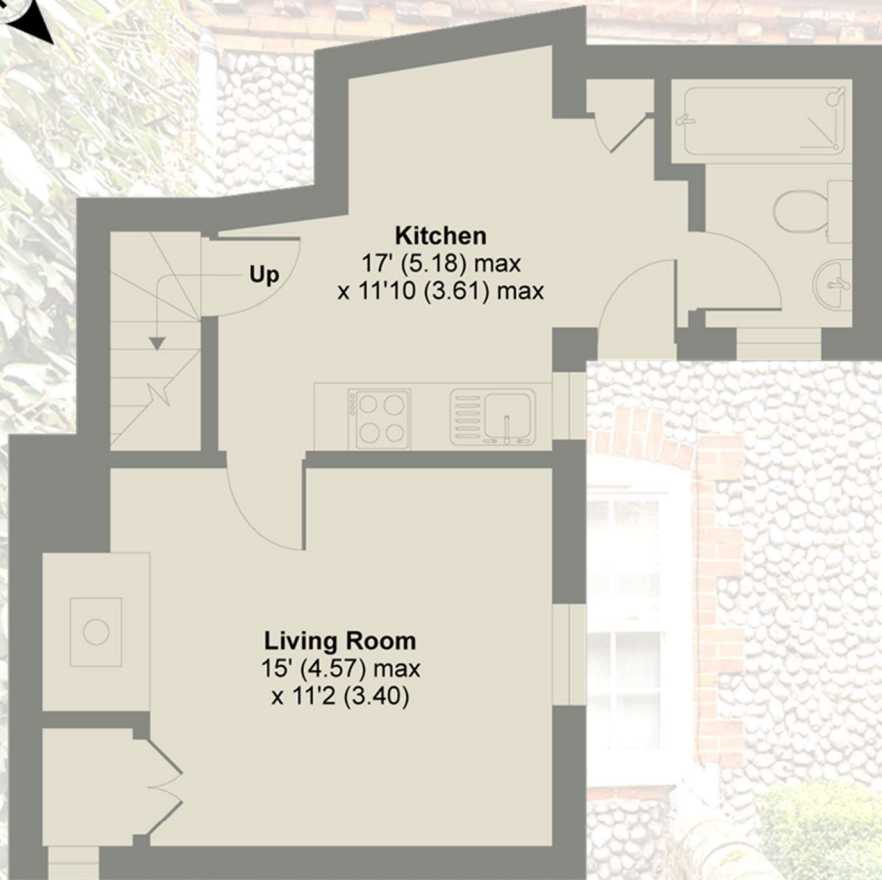
**AGENT'S NOTE:** A part of Bedroom 2 oversails the neighbouring property.



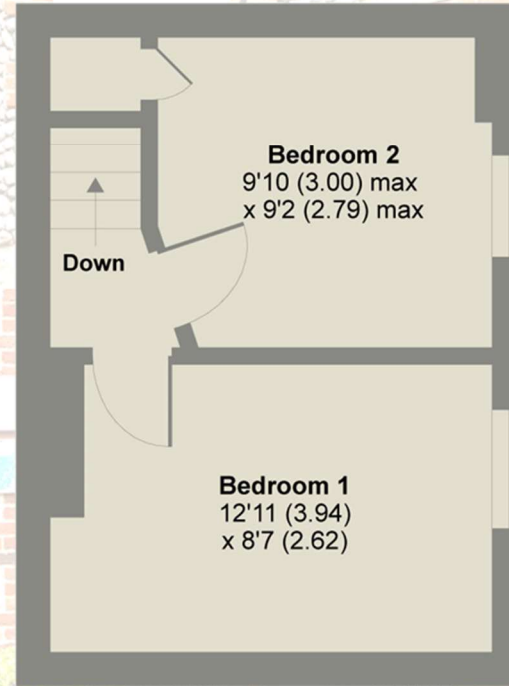




Approximate Area = 580 sq ft / 53.8 sq m  
For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Bedfords Estate Agents REF: 950810

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

A full copy is available upon request



