



**A SUBSTANTIAL PERIOD HOUSE WITH FAR-REACHING VIEWS ACROSS SALT MARSHES TO THE COAST BEYOND**

Old Town Hall House, High Street, Cley-Next-the-Sea, Norfolk NR25 7RB

[bedfords.co.uk](http://bedfords.co.uk)

**Bedfords**

ESTABLISHED 1966



**Old Town Hall House**  
**High Street**  
**Cley-Next-the-Sea**  
**Norfolk NR25 7RB**

*A substantial period house with far-reaching views across salt marshes to the coast beyond*

**Guide Price: £1,495,000** (05.10.23)  
Freehold BUR230155

- Three storey Victorian village house retaining period charm and character
- Spacious accommodation of almost 3300 sq.ft.
- Superb views over salt marshes and the River Glaven towards the coast
- Accommodation comprises, Entrance Hall, Reception Hall, Dining Room, Sitting Room, Inner Hall, Reception Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, Landing, four En-suite Bedrooms, second floor Landing, three additional Bedrooms, a Bathroom and Shower Room.
- Outside; to the front are two enclosed borders with wrought iron railings; to the rear a private walled courtyard with raised timber decked area and shed. High-level terrace with exceptional marsh views. Direct access to the coastal path.









**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". Nearly 180 years later 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.

**Services** – Mains water, electricity & drainage.

**Heating** – Oil Fired central heating.

**Council Tax Band** – A.

**Broadband** – Openreach indicate that Ultrafast Fibre Broadband is available to the property.

**Mobile coverage:** Ofcom indicate that Vodafone and O2 have voice & data available inside the property. Ofcom indicates that Vodafone, EE, Three and O2 have voice, data and enhanced data available outside the property.

**Restrictions** – The property is situated within a Conservation Area.











**ENERGY PERFORMANCE CERTIFICATE (EPC):**  
 A copy of the full EPC is available upon request

| Energy Efficiency Rating                           |                         |           |
|----------------------------------------------------|-------------------------|-----------|
|                                                    | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | <b>75</b> |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   | <b>48</b>               |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |















**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 and contents 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.

**VIEWING:** Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at [www.bedfords.co.uk](http://www.bedfords.co.uk)

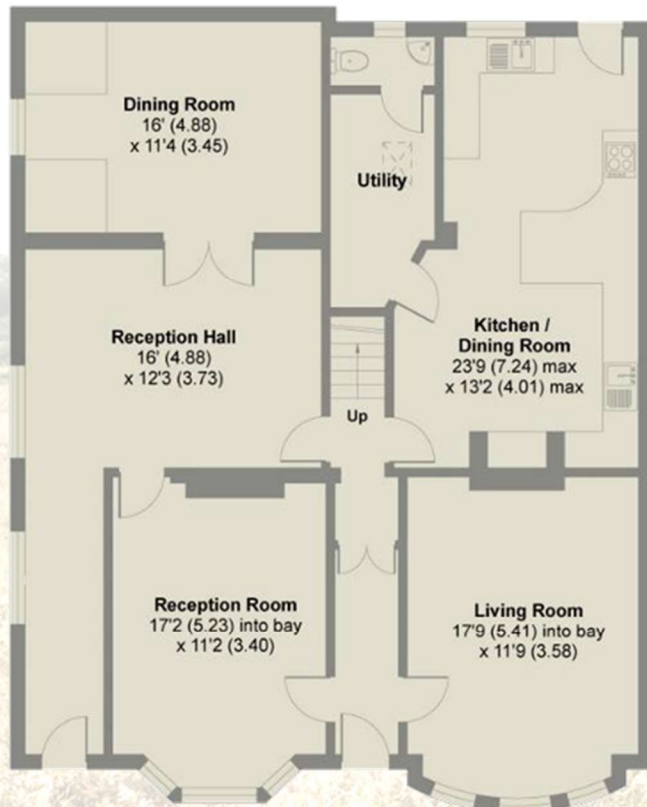




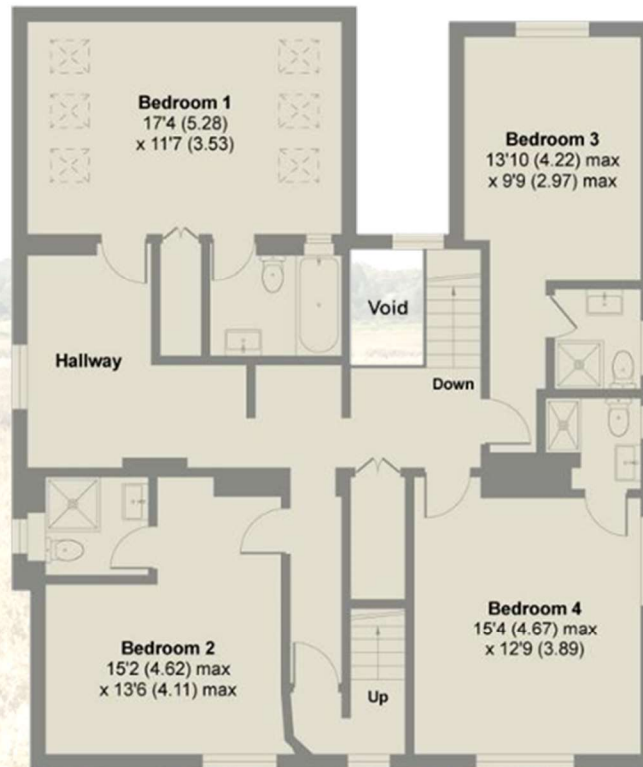


Approximate Area = 3298 sq ft / 306.3 sq m

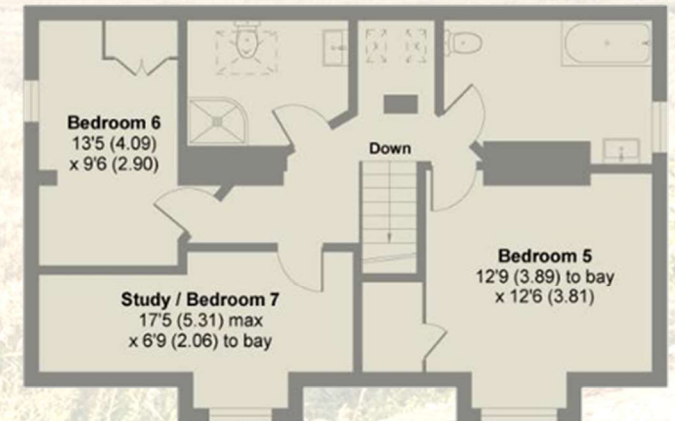
For identification only - Not to scale



GROUND FLOOR



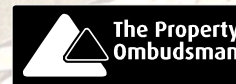
FIRST FLOOR



SECOND 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: 1037585















# Bedfords

ESTABLISHED 1966

The Bower House, 25 Market Place, Burnham Market, Norfolk PE31 8HF | [BEDFORDS.CO.UK](http://BEDFORDS.CO.UK)