



THE STORY OF

Thurn Cottage

Cley-next-the-Sea, Norfolk

SOWERBYS

S

THE STORY OF

Thurn Cottage

The Fairstead, Cley-next-the-Sea,
Norfolk, NR25 7RL

Detached Brick and Flint Cottage

Three Bedrooms

Wealth of Period Charm

Kitchen/Diner

Idyllic Loke Setting

Ideal Coastal Retreat

Walking Distance to Coastal Path

Designated Area of Outstanding Natural Beauty

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“...the pretty elevations conceal charming and balanced accommodation.”

A ‘chocolate box’ cottage, blessed in a peaceful and discreet location – yet ideal for the glorious Norfolk coast.

Create an image in your mind of the perfect ‘chocolate box’ cottage and combine that with a prime coastal village position set in a ‘Designated Area of Outstanding Natural Beauty’ and you may well arrive at Thurn Cottage, here in Cley-next-the Sea. This home is an enchanting, three bedroom detached brick and flint cottage, discreetly positioned in the heart of the village.

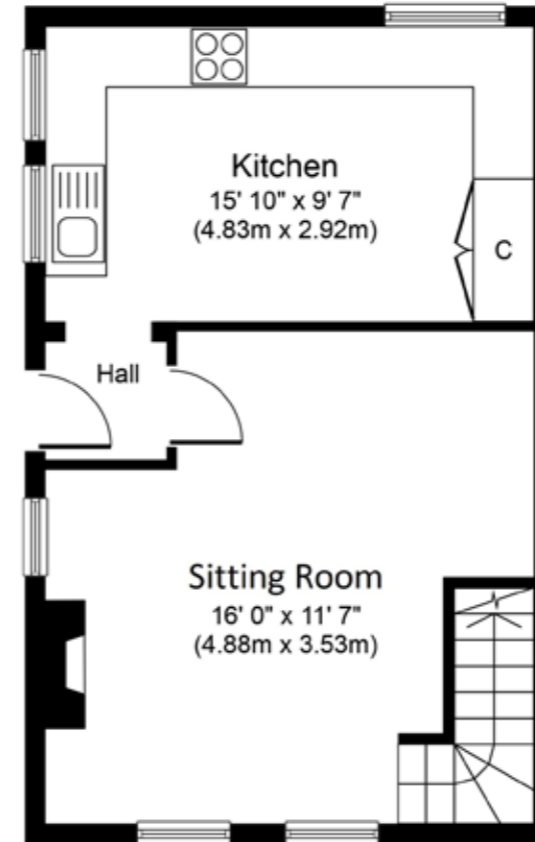
An archetypal Norfolk flint cottage, this enchanting abode displays pretty

elevations which conceal charming and balanced accommodation set over two floors.

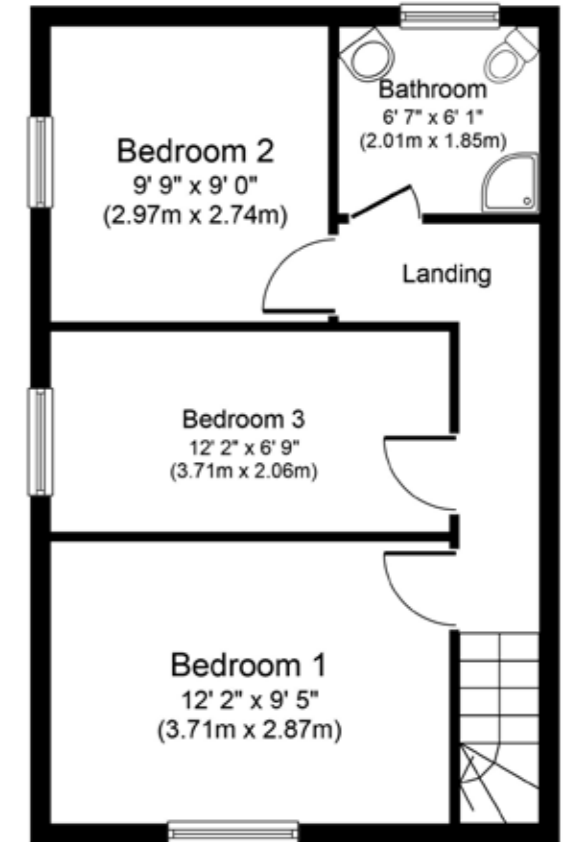
On the ground floor, this delightful cottage features a charming, double aspect sitting room which oozes period appeal, with exposed beams and a fireplace with wood burner. A modern, fitted kitchen/diner features a suite of integrated appliances and ample space to dine for four people.

The first floor features two double bedrooms, a third single/bunk bedroom and modern shower room.





Ground Floor
Approximate Floor Area
410 sq. ft.
(38.1 sq. m.)



First Floor
Approximate Floor Area
410 sq. ft.
(38.1 sq. m.)

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 2022 | www.houseviz.com



On the rear elevation of the cottage is a lean-to shed/workshop fitted with power and lighting. Set along the front of the cottage is the garden area, laid to brickweave for ease of maintenance. Enjoying the sun throughout the day, this south-facing spot is delightful for al fresco dining, being enclosed and sheltered by old flint walls, which provide shade on the warmest of days.

This is a charming home, nestled in an idyllic and discreet location away from the hustle and bustle of Cley-next-the-Sea's historic high street, yet only a stone's throw from the coastal path. This magical cottage enjoys a high degree of privacy and seclusion and is situated at the end of a pretty no-through loke.

If you're looking for character in the enchanting beauty of north Norfolk, then Thurn Cottage is surely the home for you.



ALL THE REASONS



Cley-next-the-Sea



IN NORFOLK
IS THE PLACE TO CALL HOME



A haven for winter visitors and a breeding ground for rare native birds, the marsh can be seen from the windmill in

Cley-next-the-Sea, a feature that this small coastal village is famous for alongside its wonderful beach. The village has unique shops, two pubs, a church and two of the best food shops in England - The Cley Smoke House, for fabulous smoked fish and Picnic Fayre, a real delicatessen for the serious foodie.

Just three miles away, a strong sense of community thrives among the proud residents and local businesses of Holt. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own

department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770. On the edge of town is the historic Gresham's School, founded in 1955.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by.

If you are looking for the perfect spot to enjoy the coastal lifestyle, Cley-next-the-Sea is one of north Norfolk's finest coastal villages and if this sounds like your kind of place, let us help you to find your next property.



Note from Sowerbys



Cley windmill and coastal path

“Thurn Cottage is hidden away from the hustle and bustle of the historic high street, yet just a stone’s throw from the coastal path.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 0293-1013-7295-7287-2200

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: ///tonal.lurching.rinses

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 54 Westgate, Hunstanton, Norfolk, PE36 5EL