

THE STORY OF

Church Knoll

Cley, Norfolk

SOWERBYS



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Church Knoll

Cley, Norfolk
NR25 7UD

Prime Position Directly Facing
St. Margaret's Church

Three Bedrooms and Two Bathrooms

Private Parking for 2-3 Vehicles Plus Storage Shed

Enclosed Rear Patio with Traditional Flint Wall

Short Walk to Village Shops, Deli,
Galleries, and Saltmarshes

Rare Opportunity in a Highly
Desirable Coastal Village

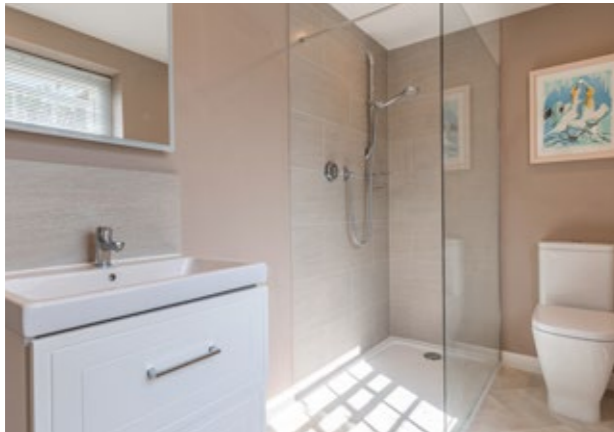
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Positioned in one of the most enviable spots in Cley-next-the-Sea, Church Knoll enjoys an uninterrupted, picture-perfect outlook onto the magnificent St Margaret's Church. Tucked away on peaceful Church Lane, this charming property combines a rare sense of privacy with the convenience of being just moments from the heart of the village. Its elevated setting and open aspect allow natural light to flood the interior, while the historic surroundings provide a truly timeless backdrop.

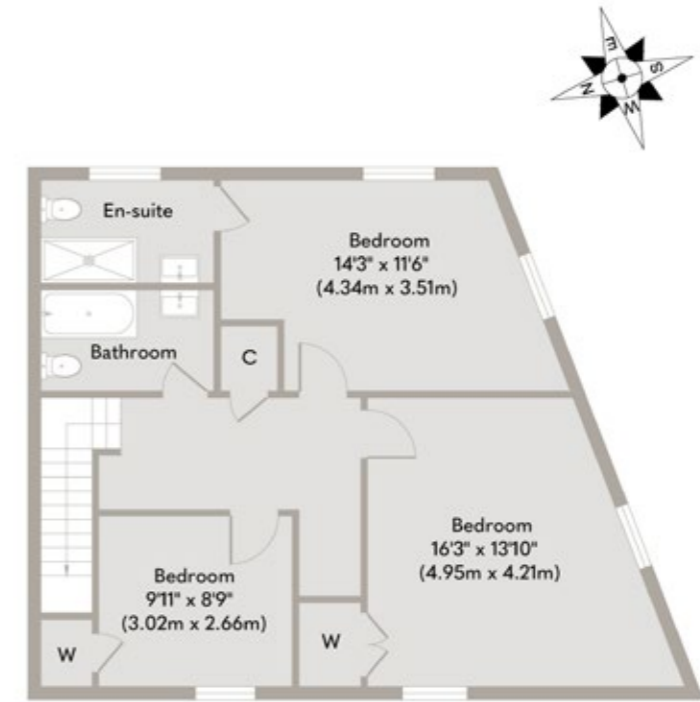
The accommodation includes three bedrooms and two well-appointed bathrooms, offering both comfort and flexibility for residents or guests. Cley-next-the-Sea is one of the most desirable villages in the region, celebrated for its thriving community, artisan shops, delicatessen, galleries, and coastal walks. From Church Knoll, it's only a short stroll to the saltmarshes and the Norfolk Coast Path, offering an ever-changing landscape for birdwatching, photography, or simply taking in the fresh sea air. The property also benefits from a private parking area directly opposite, with space for two to three vehicles, plus a useful storage shed.

At the rear, a wonderful patio enclosed by a traditional flint wall provides a sheltered space to relax or entertain, with every element of the property orientated to make the most of its extraordinary "front-row seat" of St Margaret's Church. Whether as a main residence or a second home, Church Knoll offers a lifestyle defined by coastal charm, village amenities, and a view that is as dramatic in winter mists as it is in summer sunshine. Opportunities of this calibre in Cley are seldom available.

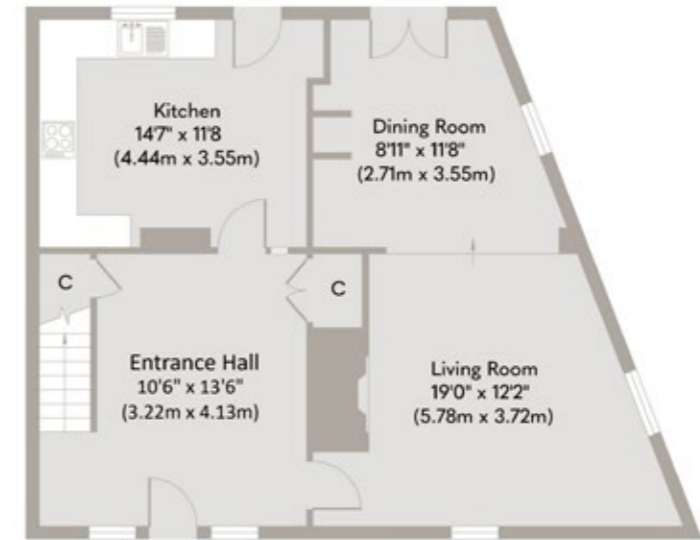


We have lived here for 11 years and we love this sun-drenched home





First Floor
 Approximate Floor Area
 723 sq. ft
 (67.21 sq. m)



Ground Floor
 Approximate Floor Area
 723 sq. ft
 (67.21 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.

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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.

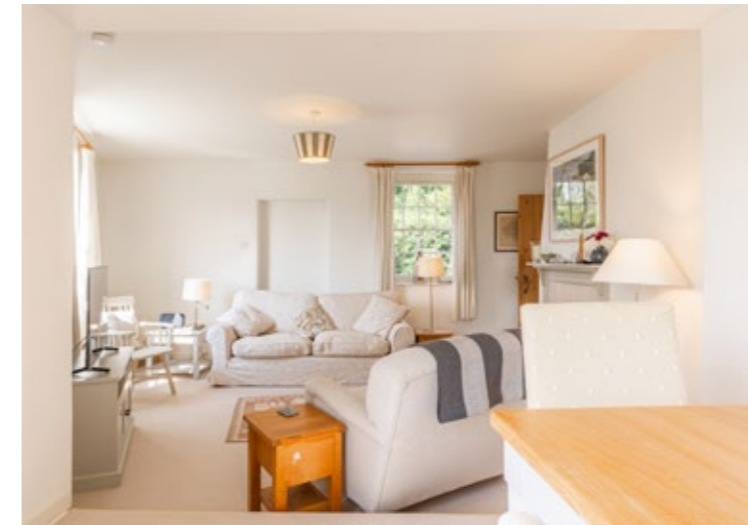
Just under five miles away lies Holt, a community-focused town known for its local events such as the Holt Festival and 1940s Weekend. Holt features traditional shops like a butcher, fishmonger, and greengrocer, alongside Bakers and Larners, a historic department store and food hall since 1770. Gresham's 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 property is peaceful, sunny and charming. The historic St Margaret’s church is magical.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

G. Ref: 9019-3053-1208-3055-7200

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: ///myths.sitting.connector

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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