



THE STORY OF

# 2 Long House Yard

*Cley, Norfolk*

**SOWERBYS**



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# 2 Long House Yard

Cley, Norfolk  
NR25 7RU

Period Cottage

Popular Coastal Location

Successful Holiday Let

Log Burner

Courtyard Garden

On Street Parking

Two Bedrooms

Newly Fitted Kitchen

The property benefits from on-street parking and is accessed via a charming courtyard, leading to a small and private courtyard garden.

The cottage has been thoughtfully refurbished by the current owners in recent years, resulting in a tasteful and attractive home that blends character with modern comfort. Accommodation includes a spacious entrance hall, a well-appointed ground floor bathroom, a neatly fitted kitchen/diner ideal for everyday living and entertaining, and a cosy sitting room centred around a log burner.

Upstairs, the layout has been reconfigured to create two generous and well-proportioned bedrooms.

Currently a well-regarded holiday let, the property offers an excellent opportunity as an investment, second home, or main residence. Offered to the market chain free.



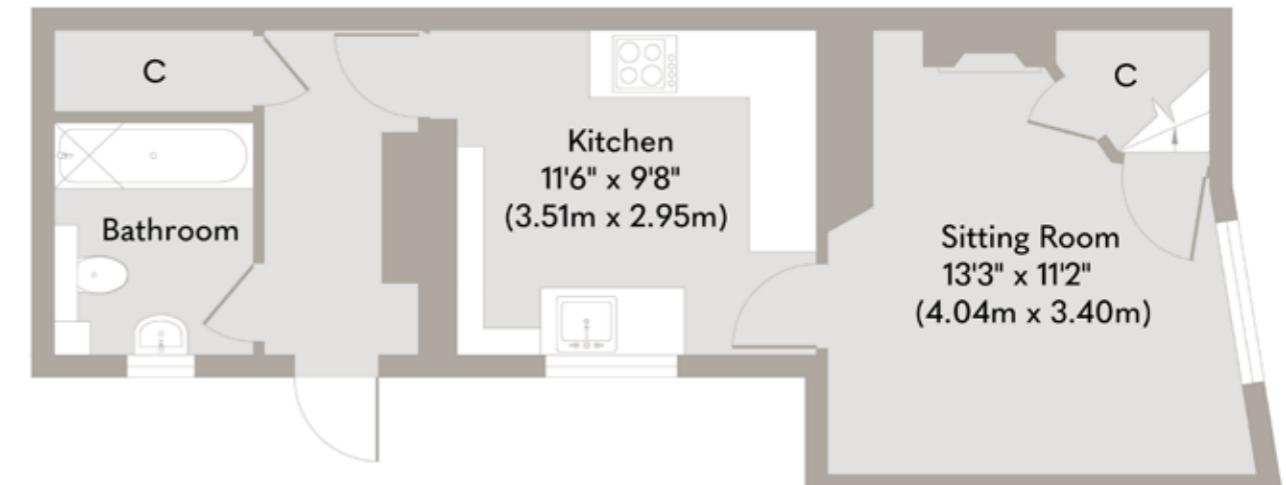
This property has the most gorgeous character. One of my favourite rooms is the sitting room in winter, or the lovely kitchen.



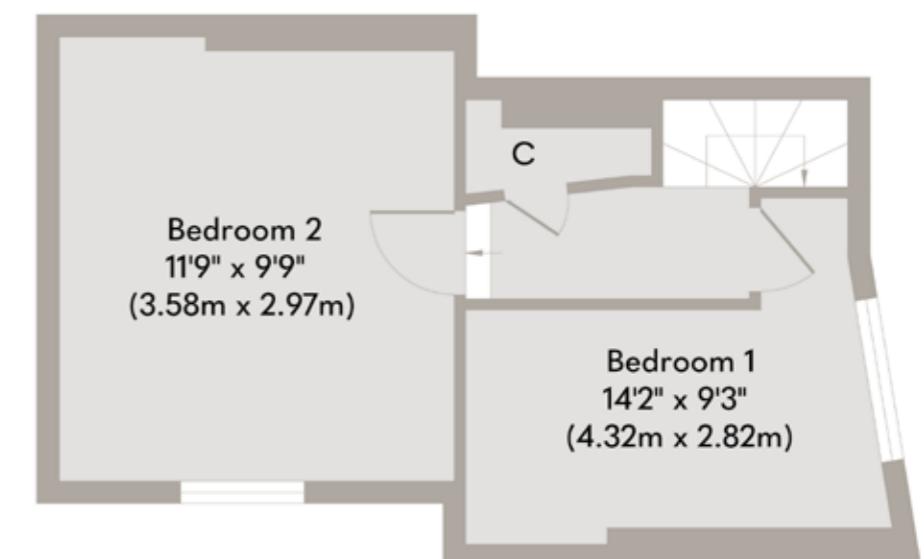
**SOWERBYS HOLT OFFICE**  
01263 710777  
holt@sowerbys.com



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Ground Floor  
Approximate Floor Area  
379 sq. ft  
(35.21 sq. m)



First Floor  
Approximate Floor Area  
315 sq. ft  
(29.26 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



"We have loved living near the coast. Cley Beach is magnificent, especially for seal spotting."



### SERVICES CONNECTED

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

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: //cheerful.apprehend.graceful

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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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

