



THE STORY OF

Ivybank

Cley, Norfolk

SOWERBYS



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Ivybank

Cley, Holt, Norfolk
NR25 7UD

Award-Winning Oak Frame Coastal Residence

Elevated Position with Panoramic Views
Over Wiveton Water Meadows

Striking Vaulted Reception Rooms
with Exposed Timbers

Handcrafted Open-Plan Kitchen
with Premium Appliances

Versatile Accommodation Including
Ground Floor Bedroom Suite

Sumptuous Principal Suite with Private
Balcony and Coastal Outlook

Bespoke Oak and Glass Staircase
with Architectural Impact

Ornate Fireplaces

Professionally Designed Landscaped
Gardens with Sun Terraces

Gated Approach, Sweeping Driveway
and Walkable Coastal Lifestyle

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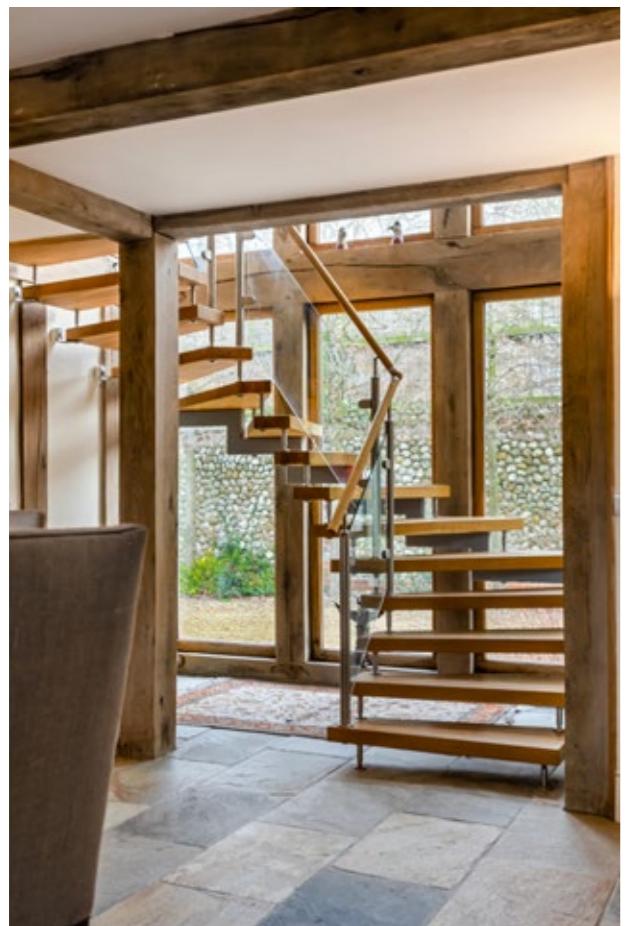


Positioned above the gentle course of the River Glaven, Ivybank is an exceptional coastal residence commanding far-reaching views across the Wiveton water meadows and the expansive North Norfolk coastline beyond. This award-winning home represents a rare fusion of traditional craftsmanship and contemporary refinement, delivering architectural presence, comfort and lifestyle appeal in equal measure.

Designed and constructed to an uncompromising standard, the property immediately impresses with its striking oak frame construction, a defining feature that brings warmth, scale and a sense of theatre throughout. Vaulted reception rooms create a dramatic yet welcoming environment, with soaring ceilings, exposed timbers and generous glazing drawing natural light deep into the heart of the home while framing the ever-changing coastal landscape.

The internal layout has been carefully considered to offer both flexibility and flow. Elegant reception spaces lend themselves beautifully to entertaining, while more intimate family areas provide relaxed, everyday comfort. Ornate fireplaces punctuate the living spaces, adding character and a sense of permanence, while underfloor heating and sophisticated electrical systems ensure modern convenience is seamlessly integrated.

At the centre of the home lies a beautifully hand-built kitchen, paired with a relaxed snug area that forms a natural hub for family life and social gatherings. Finished with quality cabinetry, premium appliances and generous preparation space, it balances practicality with understated luxury and connects effortlessly with the surrounding living areas.



Vaulted oak-framed reception rooms create a wonderful sense of space, light and architectural presence.





The accommodation is equally impressive and notably versatile. A well-appointed ground floor bedroom suite offers privacy and independence, making it ideal for guests, multigenerational living or those seeking single-level accommodation. Upstairs, the principal suite is a truly indulgent retreat, featuring a sumptuous bedroom, luxurious en-suite facilities and a private balcony that captures uninterrupted views across the meadows towards the coast. Additional bedrooms are thoughtfully arranged, including a further en-suite guest room and a flexible third bedroom, complemented by a stylish family bathroom finished with elegant materials.

Externally, the landscaped formal gardens have been professionally designed to complement both the architecture of the house and its elevated setting. Manicured lawns, structured box hedging, established topiary and oak decking create a series of inviting outdoor spaces, while sun terraces provide the perfect vantage point from which to enjoy the west-facing outlook and dramatic evening skies.

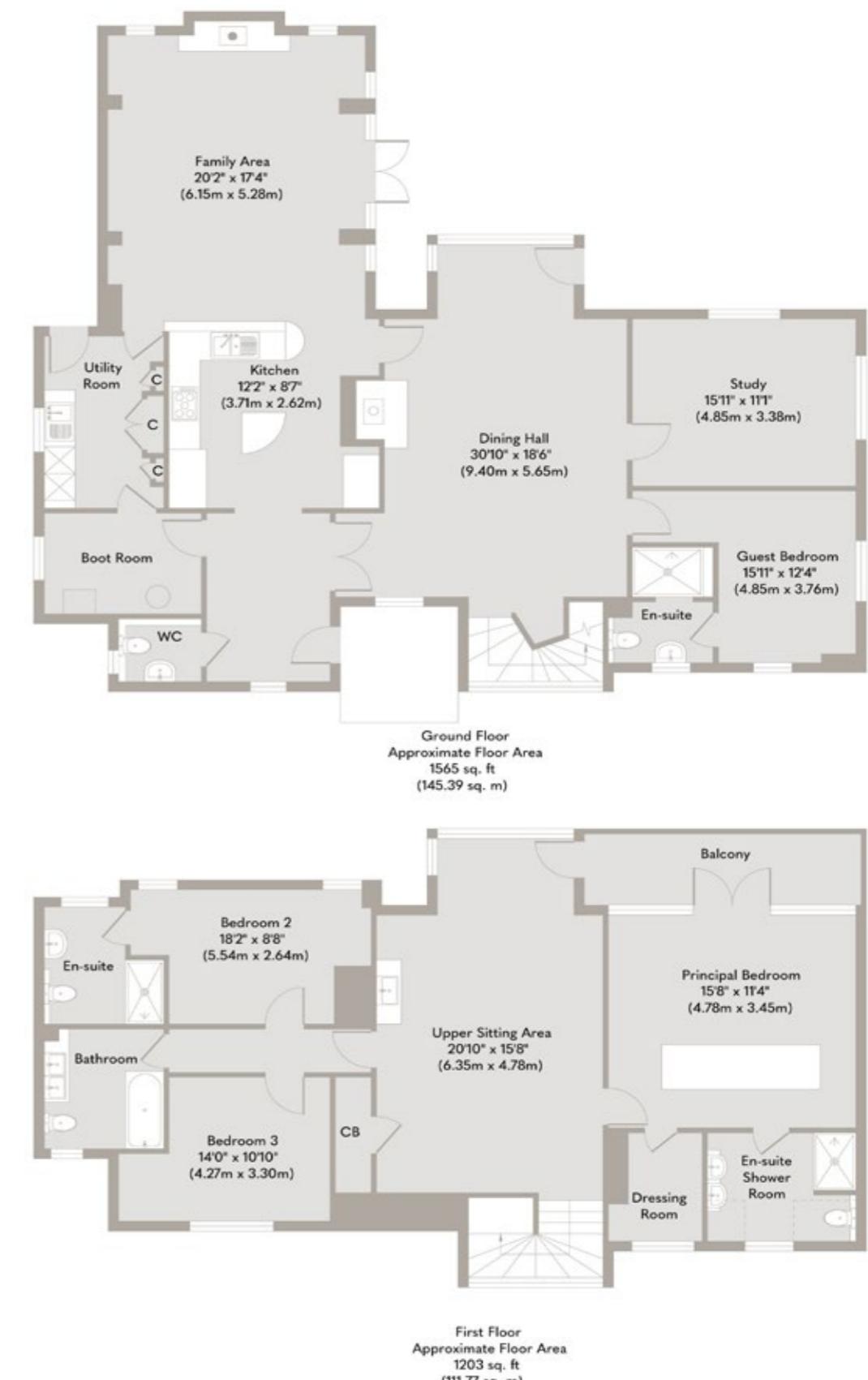
The property is approached via gated grounds and a sweeping driveway, offering privacy and a strong sense of arrival. Despite its discreet positioning, Ivybank enjoys close proximity to the heart of Cley, with its renowned High Street, coastal walks, sailing creeks and beaches all within easy reach.

Ivybank is more than a home; it is a beautifully executed coastal sanctuary that combines architectural distinction, refined interiors and an exceptional natural setting, offering a lifestyle opportunity that is rarely available along this celebrated stretch of the North Norfolk coast.



Ivybank enjoys an elevated coastal position with far-reaching views across the Wiveton water meadows.





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 Sowerbys



"This award-winning home is a striking example of traditional craftsmanship paired with refined modern living."



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:-8346-7825-4170-2449-5926

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: //crashing.repay.signified

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SOWERBYS

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