

WESTON HOUSE & CHURCH VIEW

———— CLEY ————

A SPECTACULAR RENOVATION OF AN ANCIENT COTTAGE AND AN
EXCEPTIONAL NEW HOME, IN CLEY-NEXT-THE-SEA, NORFOLK

BROWN & CO

COCKERTONS

WESTON HOUSE & CHURCH VIEW

A BESPOKE DEVELOPMENT OF TWO COASTAL PROPERTIES

CLEY-NEXT-THE-SEA, NORFOLK

Perched above Cley in an Area of Outstanding Natural Beauty with views towards the Church and close to the coast, Weston House & Church View provide a rare opportunity to acquire either a fully modernised home with all the charm, character and history of a period cottage with all the benefits and comfort of a new home, or a spectacular new house built by highly skilled local tradesman to an exceptional standard in a traditional style with a contemporary twist.

Weston House & Church View form part of a bespoke development of two dwellings designed to enhance this already beautiful landscape in the oldest part of the village known as Newgate Green centred around the fine church and green.

Having been neglected for many years Weston House has been lovingly renovated and extended by a skilled team of local craftsmen to create a substantial family homes with a great deal of charm and character.

Built in place of the former outbuildings Church View has been created in a traditional style with a cotemporary twist by highly skilled local craftsmen to provide an exceptional new home with far reaching views towards

Cley Church and rolling countryside. Both properties have been completed to the highest standard with potential for purchasers to select their own kitchens and other fittings (subject to timing).

Outside both properties benefit from enclosed gardens and private seating areas looking out over stunning open countryside - an area of outstanding natural beauty.



Artists Impression of the Weston House Development
Completion of both properties is anticipated to be in October 2018.

GROUND FLOOR

FIRST FLOOR

WESTON HOUSE SPECIFICATION & FLOOR PLANS

- 3 off street parking spaces
- Enclosed garden and courtyard
- Well insulated and energy efficient
- Slimlite double glazing
- Oak internal doors

- Oak engineered flooring to ground floor
- Bi-fold doors to rear garden & side courtyard
- Ceramic tiled flooring to bathrooms
- Underfloor heating to ground floor and column radiators to first floor

GROUND FLOOR

FIRST FLOOR

CHURCH VIEW SPECIFICATION & FLOOR PLANS

- 3 off street parking spaces
- Enclosed garden
- Well insulated and energy efficient
- Bi-fold doors to rear
- Slimlite double glazing

- Oak internal doors
- Oak engineered flooring to ground floor
- Ceramic tiled flooring to bathrooms
- Air-source heat pump with underfloor heating to ground floor and column radiators to first floor

WESTON HOUSE & CHURCH VIEW LOCATION

SITUATED IN A CONSERVATION AREA WITHIN THE COASTAL
AREA OF OUTSTANDING NATURAL BEAUTY

Weston House and Church View sit on an elevated plot which looks down towards the oldest part of the village which is, confusingly, called Newgate at the southern end of the village where the Three Swallows pub overlooks Cley Green below the fine parish church. There is a poetry festival and an amateur dramatics society perform in the large modern village hall at the other (northern) end of Church Lane.

In the centre of the village is the famous George Hotel and is passed en route to the landmark Cley Mill on The Quay. The village was an important port in medieval times until the Glaven estuary started to silt up and now only small boats can reach here.

Cley is also now renowned for its various food outlets including its smokehouse and delicatessen as well as several eateries. Arts and crafts, books and much more can be added to the natural attractions of this part of the Heritage Coast. The Cley Marshes Visitor Centre at the eastern end of the village is building on the tradition of birdwatching and conservation after this area became the first Wildlife Trust reserve in the country in 1926. This is a Conservation Area within the coastal Area of Outstanding Natural Beauty.

Within a short drive are the coastal villages of Blakeney, Morston, Stiffkey and Salthouse with the ever popular and busy former market town of Holt just 4 miles inland to the south.



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