



A DELIGHTFUL THREE BEDROOM COTTAGE WITH OPEN-PLAN ACCOMMODATION PROPERTY DISCRETELY TUCKED AWAY

Driftwood Cottage, Longhouse Yard, Cley-Next-The-Sea, Norfolk NR25 7RU

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ESTABLISHED 1966

Driftwood Cottage
Longhouse Yard
Cley-Next-The-Sea
Norfolk
NR25 7RU

A beautifully presented period cottage which has been greatly extended and improved available to purchase with no upward chain

Guide Price: £525,000 (09.04.24)
Freehold BUR150148

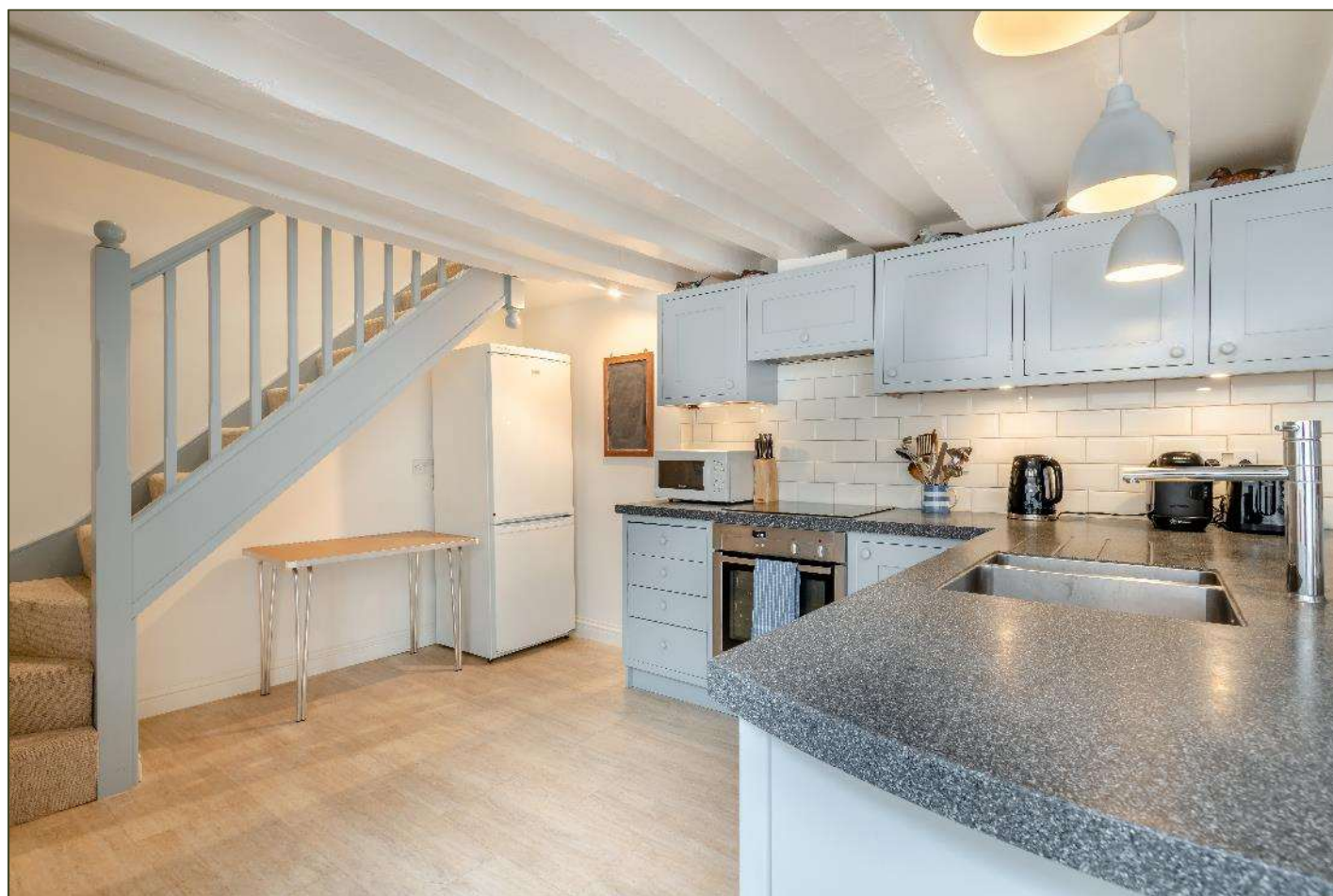
Driftwood Cottage is ideally located in the village, tucked away down a private lane but within a short walk of the pubs, cafes and shops and an easy stroll to the beach.

The original part of the property probably dates from the 17th Century (it is not listed), with an extension added in 2012.

The cottage is light, airy and cosy and offers sociable open-plan accommodation comprising; Entrance Hall, Sitting Room, Kitchen/Dining Room, Bedroom with En-suite Shower Room, Family Bathroom, Landing, two Double Bedrooms and a Cloakroom.

There is a sunny courtyard garden with easily-maintained planting; perfect on sunny days when the bifold doors are open or to enjoy on warm, summer evenings.

Ideal as a full-time residence or a second home, the property is very easy to run and is totally "lock-up and leave".





Cley



Cley next the Sea is a beautiful, historic coastal village situated in an Area of Outstanding Natural Beauty (in 2024 it was listed in the Daily Telegraph's top 20 most beautiful villages in Britain). In the 16th century, it was one of the most important ports in the UK, with trading links all over Europe and the architecture in the village reflects this. Today visitors from all over the world still visit and enjoy the pubs, cafes, galleries, the fabulous deli, smokehouse and the world-renowned nature reserve.

Cley is situated right on the coastal path, offering many miles of stunning walks. Cley beach is any easy walk from the village and Blakeney pit is accessible from the harbour by boat or kayak, via the river Glaven. The village has a excellent community spirit, with plenty of events happening throughout the year. The Georgian town of Holt, 5 miles away, is known for its excellent selection of shops, cafes and galleries and also for Gresham's public school for girls and boys. The city of Norwich with a main line to service to London is approximately 26 miles away.









HEATING: LPG central heating and two wood-burning stoves.

COUNCIL TAX: Band C.

SERVICES: Mains water, electricity and drainage.

BROADBAND: Ofcom indicate that Ultrafast Broadband is available to the property.

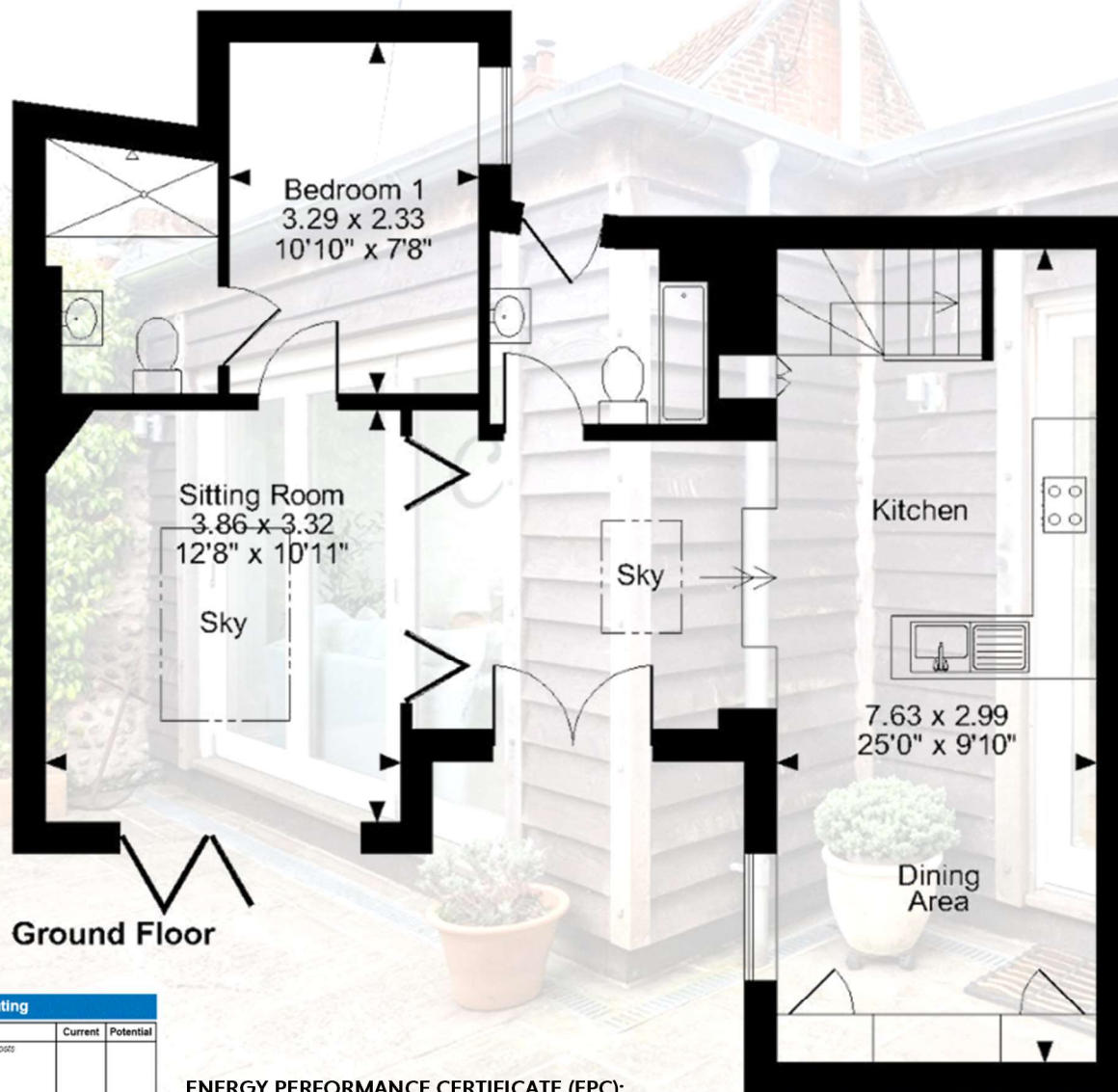
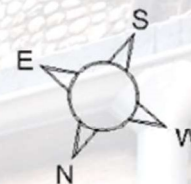
MOBILE COVERAGE: Ofcom indicate that O2 is likely to have voice and data inside the property, EE and Vodafone have limited voice and data and that Three has none. Ofcom indicate that EE, O2 and Vodafone are likely to have voice and data outside the property but Three has limited voice and data.

AGENTS' NOTE: The property is situated in a conservation area.





Driftwood Cottage, Long House Yard, Cley, Norfolk
Approximate Gross Internal Area
920 Sq Ft/86 Sq M



Ground Floor



First Floor

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

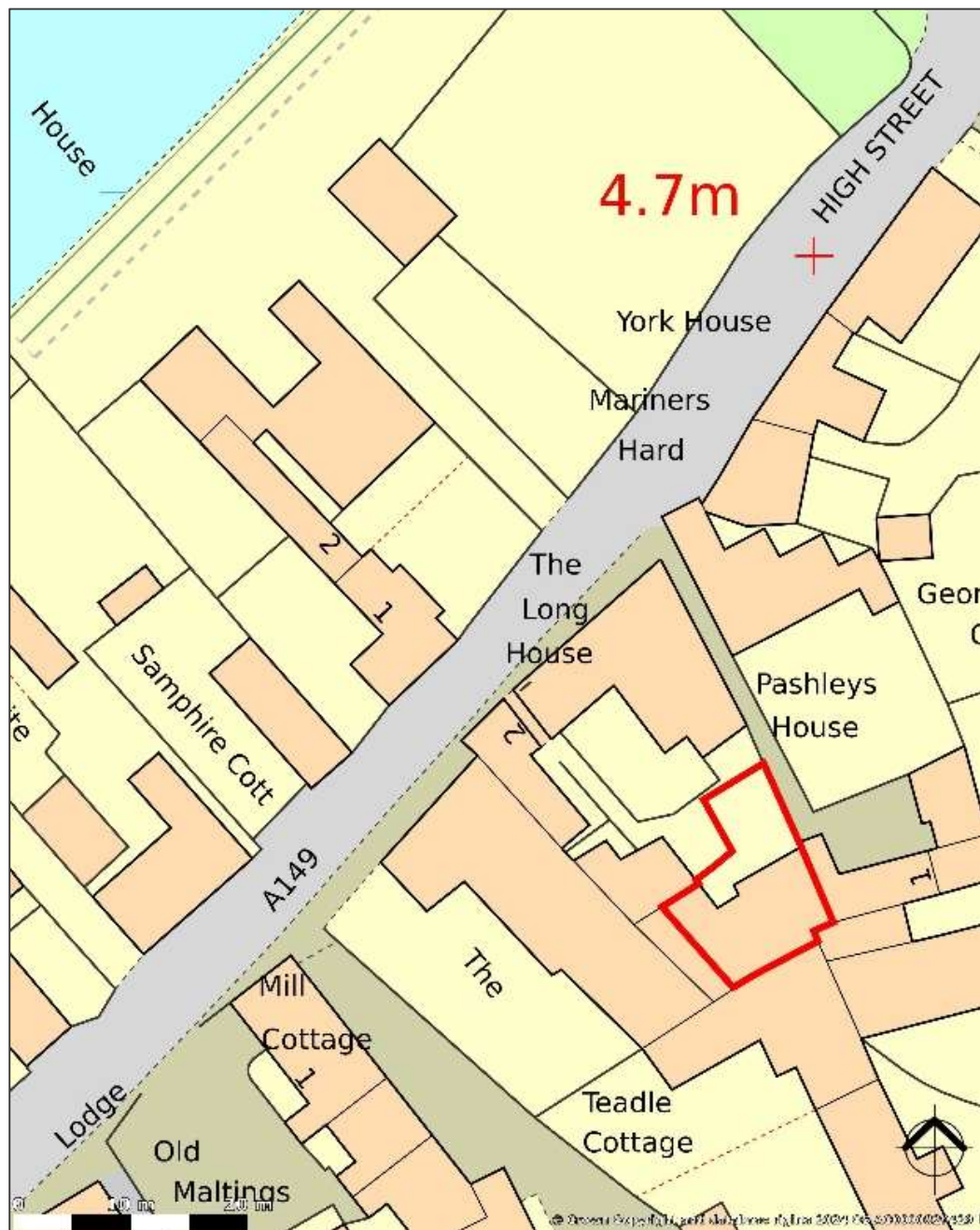
ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk





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