



A SEVEN BEDROOM PERIOD HOUSE WITH EXCELLENT B&B POTENTIAL AND FAR-REACHING COASTAL VIEWS

Old Town Hall House, High Street, Cley-Next-the-Sea, Norfolk NR25 7RB

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ESTABLISHED 1966

Old Town Hall House
High Street
Cley-Next-the-Sea
Norfolk NR25 7RB

A substantial period house with far-reaching views across salt marshes to the coast beyond situated in a prime coastal village

Guide Price: £1,250,000 (19.03.25)
Freehold BUR230155

- Three storey Victorian village house retaining period charm and character.
- Excellent business potential as a Bed & Breakfast
- Superb views over salt marshes and the River Glaven towards the coast
- Accommodation of around 3300 sq. ft. comprising, Entrance Hall, Reception Hall, Dining Room, Sitting Room, Inner Hall, Reception Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, Landing, four En-suite Bedrooms, second floor Landing, three additional Bedrooms, a Bathroom and Shower Room.
- Outside; to the front are two enclosed borders with wrought iron railings; to the rear a private walled courtyard with raised timber decked area and shed. High-level terrace with exceptional marsh views. Direct access to the coastal path.





Cley-next-the-Sea is a picturesque North Norfolk coastal village within an Area of Outstanding Natural Beauty and Conservation area. Known for its historic charm, the village is characterized by traditional flint cottages, narrow lanes, and a prominent 18th-century windmill overlooking the reed beds and marshes which are part of the Cley Marshes Nature Reserve. This reserve is one of the oldest and most renowned bird-watching sites in the UK, attracting ornithologists from around the world.

Cley-next-the-Sea also features an impressive variety of independent local shops, two pubs, The George and Three Swallows, galleries, and cafes that cater to visitors year-round. The village has retained much of its historical character, making it a popular destination for tourists seeking a quiet, scenic, and culturally rich experience in Norfolk.

The shingle beach is within easy walking distance along the coastal path and attracts wild swimmers, paddle borders and families alike. The village, once a significant north Norfolk port has recently benefited from dredging, restoration of the quayside and the installation of a boardwalk courtesy of the Cley Old Harbour Project.

Services – Mains water, electricity & drainage.

Heating – Oil Fired central heating.

Council Tax Band – A.

Broadband – Openreach indicate that Ultrafast Fibre Broadband is available to the property.

Mobile coverage: Ofcom indicate that Vodafone and O2 have voice & data available inside the property. Ofcom indicates that Vodafone, EE, Three and O2 have voice, data and enhanced data available outside the property.

Restrictions – The property is situated within a Conservation Area.








ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		









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.

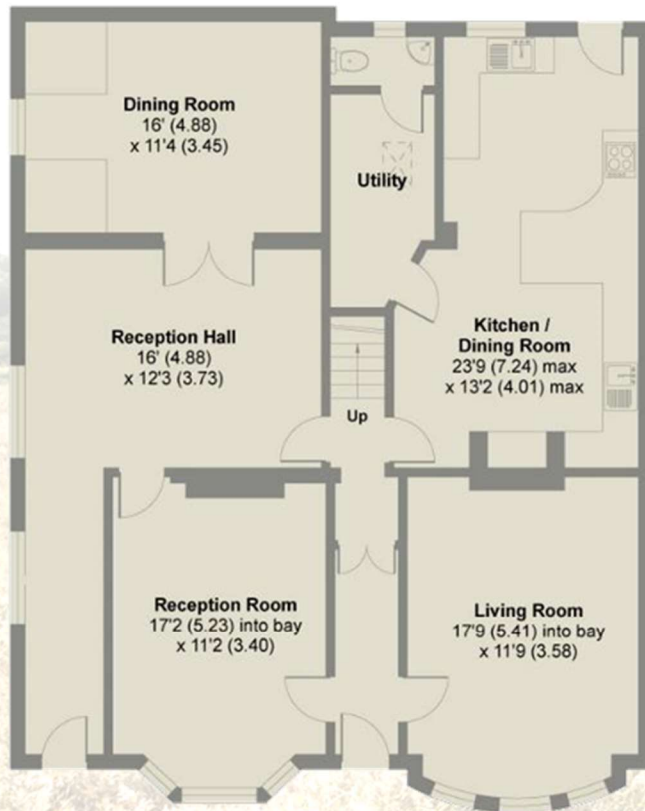
IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any 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

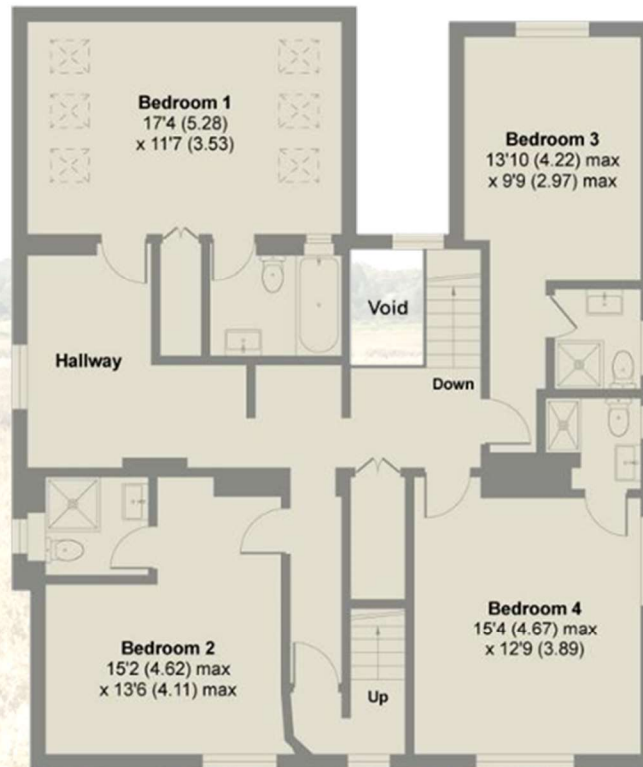


Approximate Area = 3298 sq ft / 306.3 sq m

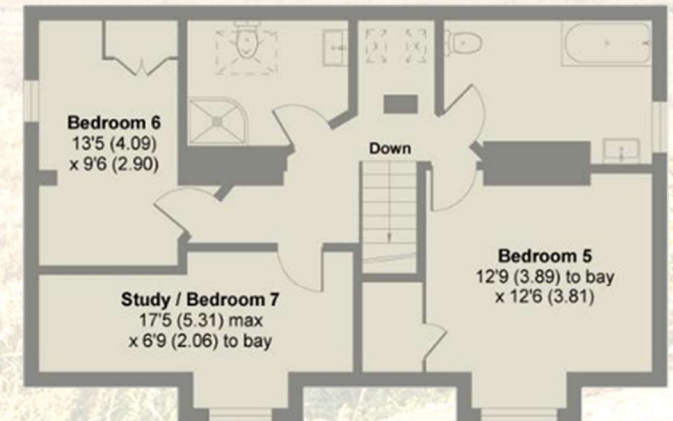
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







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