



A BEAUTIFULLY-PRESENTED TWO BEDROOM GRADE II LISTED BARN IN A PRIVATE LEAFY SETTING WITHIN WALKING DISTANCE OF THE COAST
5 Old Hall Farm Barns, Anterton Hill, Cley-Next-The-Sea, Norfolk NR25 7SF

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5 Old Hall Farm Barns
Anterton Hill
Cley-Next-The-Sea
Norfolk
NR25 7SF

*A beautifully maintained mid-terrace converted barn situated in an elevated setting
a short walk from the heart of the village.*

Guide Price: £499,950 (02.04.25)
Freehold BUR250040

- Grade II Listed barn circa 1800 sympathetically converted in the early 1990's.
- Situated within walking distance of village amenities, Cley Marshes Nature Reserve and the coastal path.
- Very well-presented accommodation of 995 sq. ft. comprising; Entrance Hall, Cloakroom, Kitchen/Breakfast Room, Sitting/Dining Room, Landing, two double Bedrooms and a Bathroom.
- Outside, to the front is an enclosed paved courtyard, to the rear is a south-facing lawned garden with paved terrace, log store, shed and a single en-bloc garage.
- Desirable features including exposed brick and flint walls, wooden flooring, exposed ceiling timbers, wood burning stove, gas central heating and coastal views.
- Purchased by the present owners over 30 years ago.
- Offered for sale with no onward chain.
- **Agent's Note 1:** A restrictive covenant in the deeds states "Not to carry on any trade or profession upon the property but to use the same as a single private residence only". Case law in 2020 determined this to mean that the property should not be used as a furnished holiday let. It does not prevent it being used as a main home, second home or being let out long-term.







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 now run as a bed and breakfast establishment, 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, galleries, and cafes that cater to visitors year-round as well as two pubs - The George and Three Swallows. 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.

The Georgian town of Holt which is about 5 miles away is known for its excellent selection of shopping and also Gresham's public school for girls and boys. The City of Norwich with a main line service to London is approximately 26 miles away.





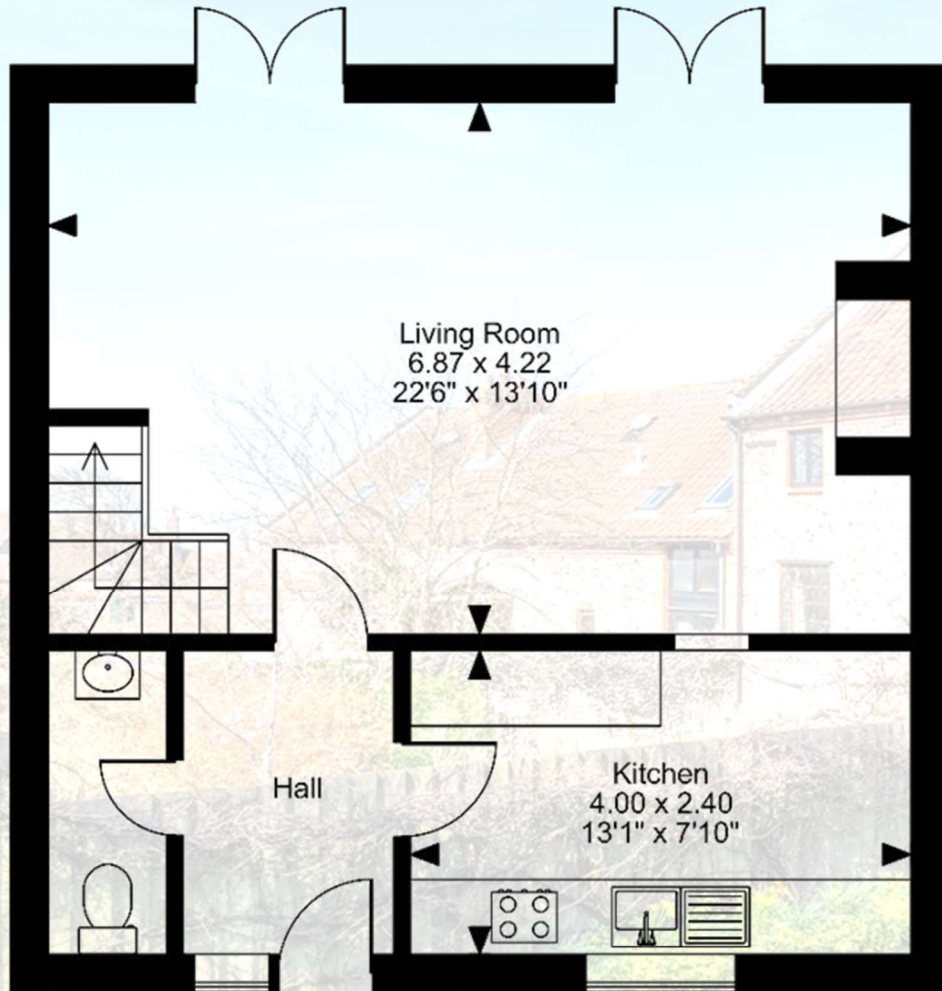
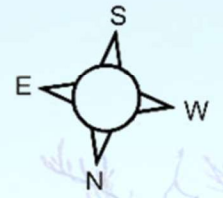
FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

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.

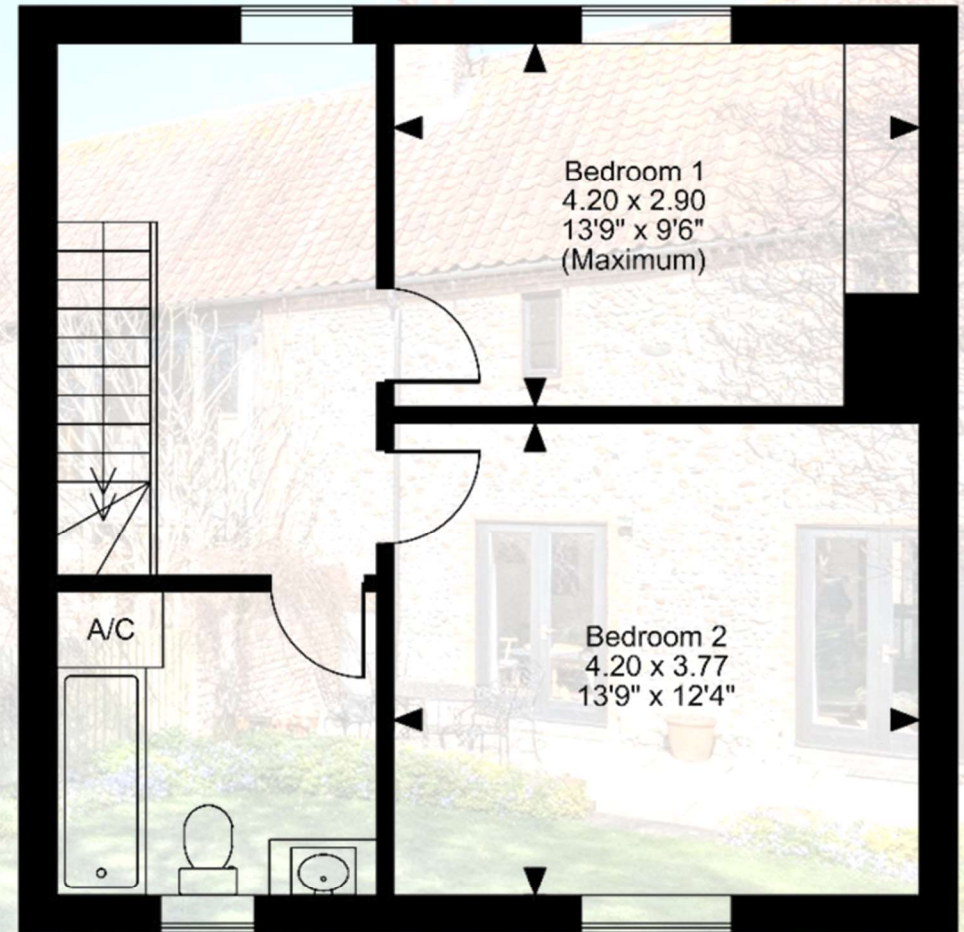
VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk



Old Hall Farm Barns, Anterton Hill, Cley
Approximate Gross Internal Area
995 Sq Ft/92 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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HEATING: LPG central heating.

COUNCIL TAX: Band D.

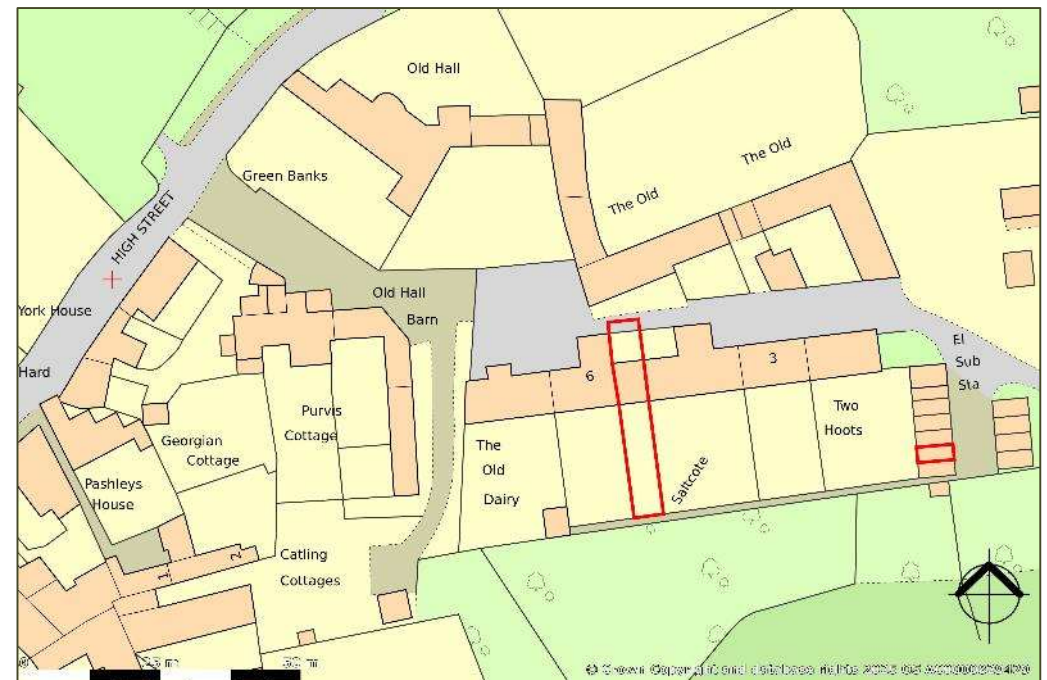
SERVICES: Mains water, electricity and drainage.

BROADBAND: Ofcom indicate that ultrafast broadband is available to the property.

MOBILE COVERAGE: Ofcom report the following indoor coverage; EE & Vodafone voice and data is limited. O2, voice is likely but data is limited. Ofcom report the following outdoor coverage; EE, THREE, O2 & Vodafone are likely to have voice and data.

AGENT'S NOTE 2: Each of the owners at Old Hall Farm Barns is a member of the management company responsible for the maintenance of the common areas for which a current payment of £100 per owner per annum is paid.

AGENT'S NOTE 3: The property is situated in a conservation area.





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