



A STYLISH AND CONTEMPORARY TWO BEDROOM DETACHED PROPERTY IN A QUIET COASTAL SETTING

The Retreat, The Fairstead, Cley-Next-The-Sea, Norfolk NR25 7RJ

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**The Retreat
The Fairstead
Cley-Next-The-Sea
Norfolk
NR25 7RJ**

*A MODERN DETACHED COTTAGE PRESENTED TO A HIGH STANDARD AND
SITUATED IN A DESIRABLE LOCATION*

Guide Price: £625,000 (16.04.24)
Freehold BUR250065

- Very well-presented contemporary detached property.
- Accommodation of almost 800 sq.ft. comprising; open-plan Kitchen/Dining/Sitting Room, Landing, two double Bedrooms and a Shower Room/WC.
- Private, paved walled rear garden with gate opening on to the lane to the High Street and coastal path.
- Desirable features include double-glazed powder coated aluminium windows, air-source underfloor heating, wood-burning stove, vaulted ceilings to bedrooms, tiled floor to ground floor, Juliet balcony with canopy to bedroom 2 and bespoke Neptune kitchen with integrated appliances.
- Currently a successful holiday let and available to purchase with no upward chain fully furnished and equipped by separate negotiation.
- Parking is available on The Fairstead, a quiet no-through road, and the nearby village hall.







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 an 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.





Services – Main water, electricity and drainage.

Heating – Air-source heating and wood-burning stove.

Council Tax Band – Currently rated for business purposes.

Broadband – Ultrafast full fibre broadband is available to the property.

Mobile Coverage – Ofcom report that indoor voice and data availability is as follows; EE & Three-None, Vodafone-Limited, O2-Likely.

Ofcom report that outdoor voice and data availability is as follows; EE, O2 and Vodafone-Likely; Three is Limited.

Agents' Notes: 1- The property is situated in a conservation area.

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

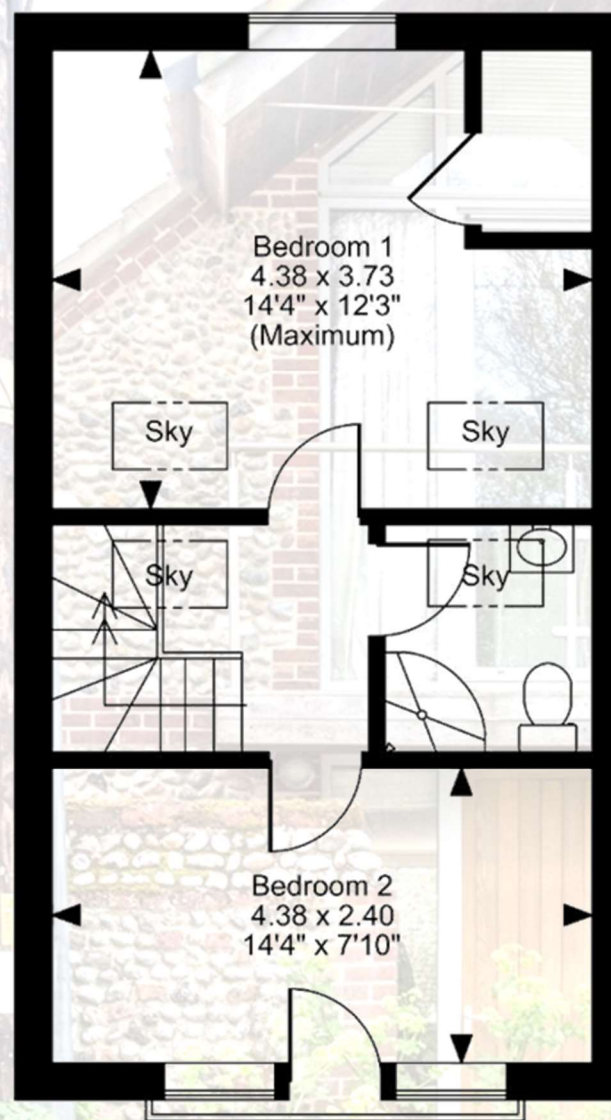
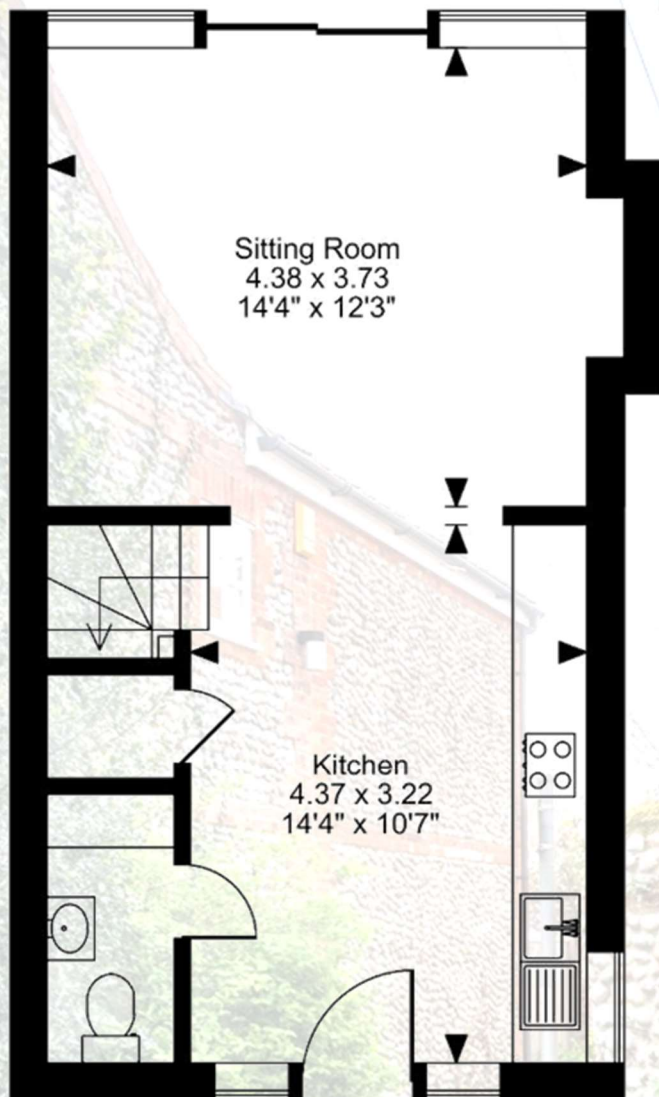
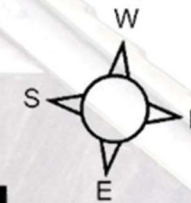








The Retreat, The Fairstead, Cley
Approximate Gross Internal Area
771 Sq Ft/72 Sq M



ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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