

Rectory Hill Cottage, Cley, Norfolk

Guide Price £1,200,000



Full Description

Entrance Hall / Office space

Flooded with natural light from a wide picture window, this versatile entrance hall doubles as a serene home office. Clean lines, soft neutral tones, and large format stone tiles create an understated elegance, while built-in storage keeps the space clutter-free. A simple desk arrangement offers a perfect vantage for garden views, making it an inspiring setting for work, study, or quiet reflection as you arrive home.

Kitchen / Dining Room

The kitchen dining room is a light-filled centrepiece, where bespoke cabinetry in deep charcoal contrasts with sleek polished stone surfaces. A generous island anchors the space, ideal for casual breakfasts or evening conversation. Floor-to-ceiling glazing and bi-fold doors dissolve the boundary between indoors and the west-facing terrace, inviting seamless entertaining against a backdrop of gardens and open sky.

Sitting Room

Generous in scale and filled with natural light, the sitting room offers an inviting balance of comfort and elegance. A woodburning stove, set within a deep alcove, forms a striking focal point, while dual-aspect windows frame views of the gardens. Soft neutral walls provide a calm backdrop for rich textiles and statement furnishings, creating a space equally suited to relaxed family evenings or refined entertaining.

Sun Room

The sun room is an exceptional vantage point for enjoying the changing seasons. Framed by full-height glazing and a glass roof, it captures both daylight and far-reaching views, creating an uplifting atmosphere. Sliding doors open to the terrace, extending the living space for summer gatherings, while its sheltered position makes it a tranquil retreat throughout the year.

Principal Bedroom with En-Suite

The principal suite is a light-filled retreat with garden views and bespoke fitted wardrobes. Its generous proportions and serene atmosphere create a restful sanctuary, while the adjoining en-suite offers privacy and convenience. Thoughtfully positioned windows capture natural light throughout the day, enhancing the airy feel. Perfectly placed within the home, this space combines understated elegance with everyday comfort.

Bedroom 2 with En-Suite

This well-appointed double bedroom enjoys a peaceful outlook over the landscaped gardens and benefits from the comfort of a private en-suite shower room. Designed with both style and

Contact Us

The Ivybridge Collection

The White House, Salhouse Road

Little Plumstead

Norfolk

NR13 5ES

T: 01603 249996

E: robert@theivybridgecollection.com

functionality in mind, it offers a calm setting ideal for guests or family. Its proportions allow for a variety of layouts, while the en-suite adds a touch of luxury, making it a versatile and appealing space within the home.

Bedroom 3 with En-Suite

Bedroom three offers flexibility as a double guest room, children's bedroom, or dedicated home office. Large windows frame views of the grounds, drawing in natural light and creating a bright, welcoming ambience. Neutral décor enhances the sense of space, allowing future owners to easily adapt the room to their needs. Positioned for privacy, it is an inviting space that blends practicality with comfort.

Bedroom 4

A charming double bedroom with views across the gardens, complemented by its own modern en-suite shower room. The room's proportions and layout make it ideal for guests seeking privacy or for accommodating extended family. Well-placed windows invite in daylight, while the en-suite provides convenience without sacrificing style. This is a refined yet versatile space that can adapt effortlessly to changing needs.

Family Bathroom

The family bathroom combines modern elegance with practical design. A full-sized bath invites relaxation, complemented by a separate shower for convenience. Neutral wall and floor tiles create a calming, contemporary backdrop, while the sleek white suite and chrome fittings enhance the sense of light and space. This is a thoughtfully designed room that delivers both style and functionality for everyday living.

Decking / Terrace

The expansive decking terrace forms a stunning extension of the living space, designed for both relaxation and entertaining. Glass balustrades frame far-reaching countryside views while allowing uninterrupted sightlines from the kitchen and dining area. Generous space accommodates al fresco dining and lounge seating, creating a seamless connection between indoor comfort and open-air living in a tranquil rural setting.

Gardens

The gardens at Rectory Hill Cottage offer an enchanting blend of privacy, open space and countryside views. Expansive lawns wrap around the home, framed by mature trees and sculpted hedging, while the additional land provides opportunities for orchard planting, wildflower meadows or simply more space to enjoy the fresh air. With the changing seasons as your backdrop, this is a setting designed for both peaceful reflection and vibrant outdoor living.

Location

Perfectly positioned to enjoy the very best of the North Norfolk coast, Rectory Hill Cottage is just

a two-minute drive, or a leisurely fifteen-minute stroll, into the heart of Cley-next-the-Sea. Here, characterful pubs welcome you in for a fireside drink, the much-loved Picnic Fayre deli tempts with artisan treats, and the famous Cley Smokehouse fills the air with the irresistible scent of freshly prepared seafood.

Within five minutes you can be in Blakeney or Salthouse, both celebrated for their sweeping coastal walks, thriving birdlife, and picture-perfect harbours. For a change of pace, the elegant Georgian town of Holt is only a ten-minute drive away, its historic streets lined with independent boutiques, galleries, and fine dining restaurants.

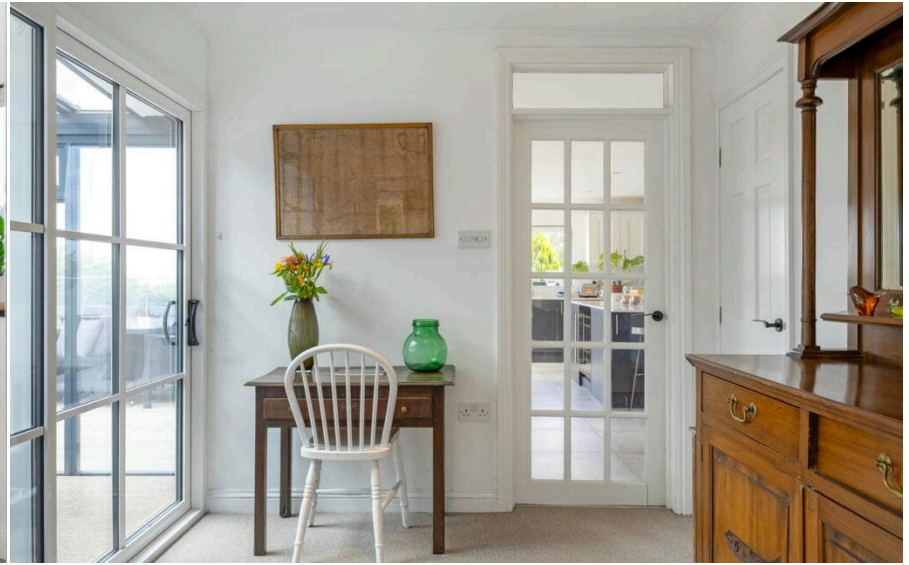


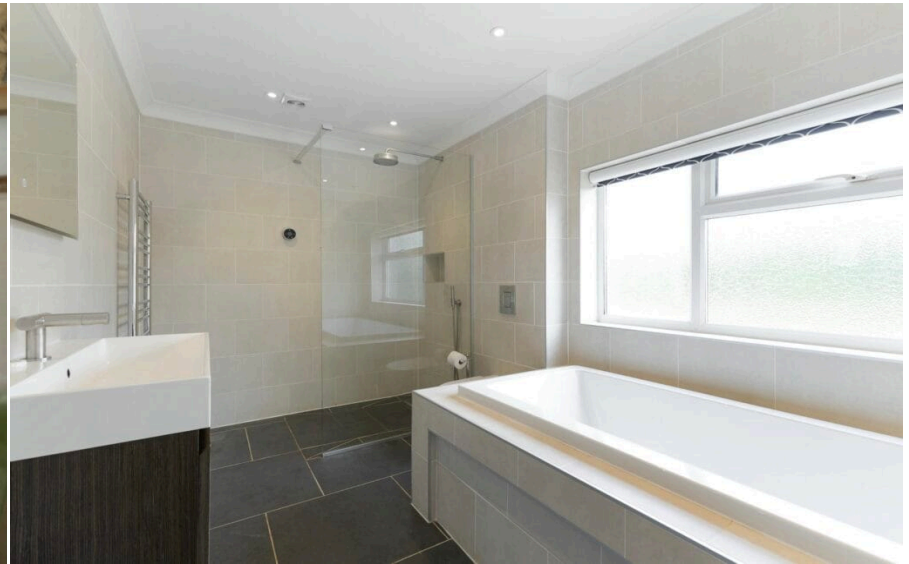


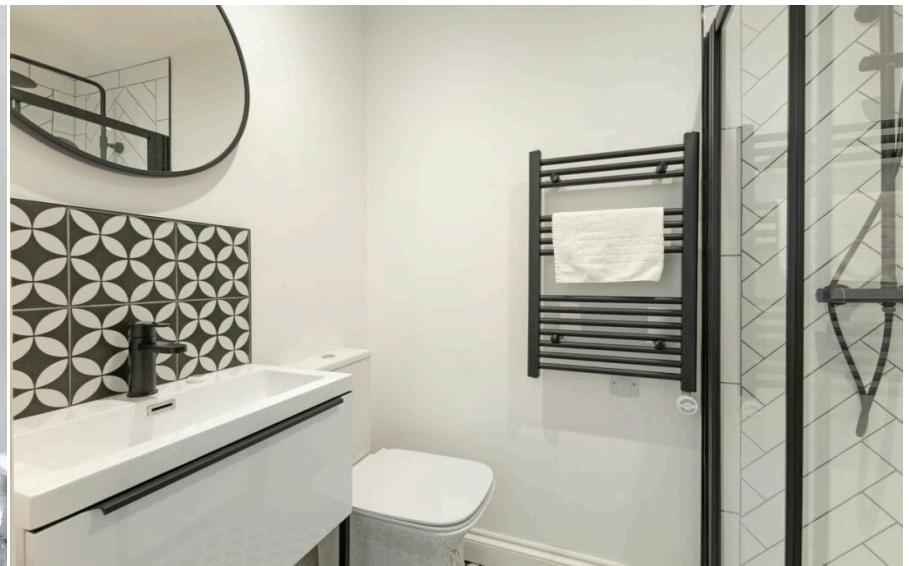
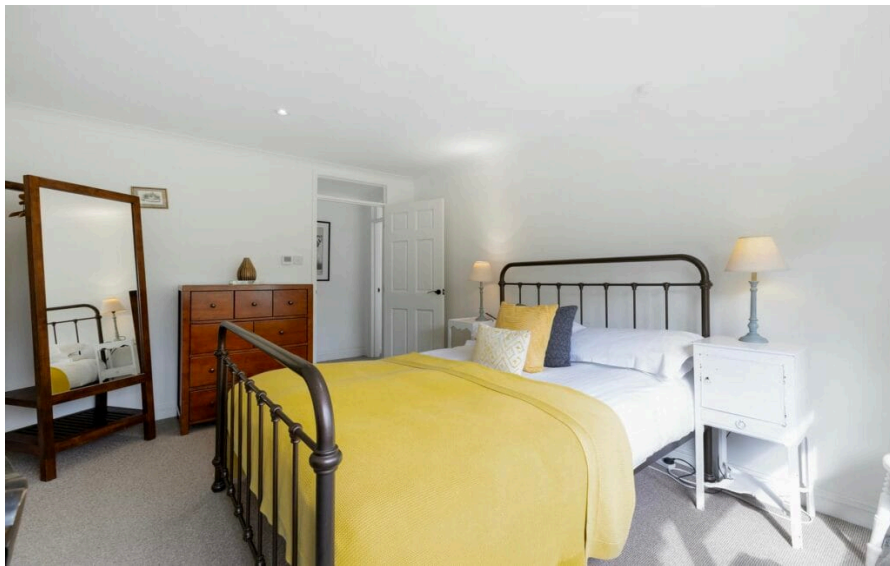




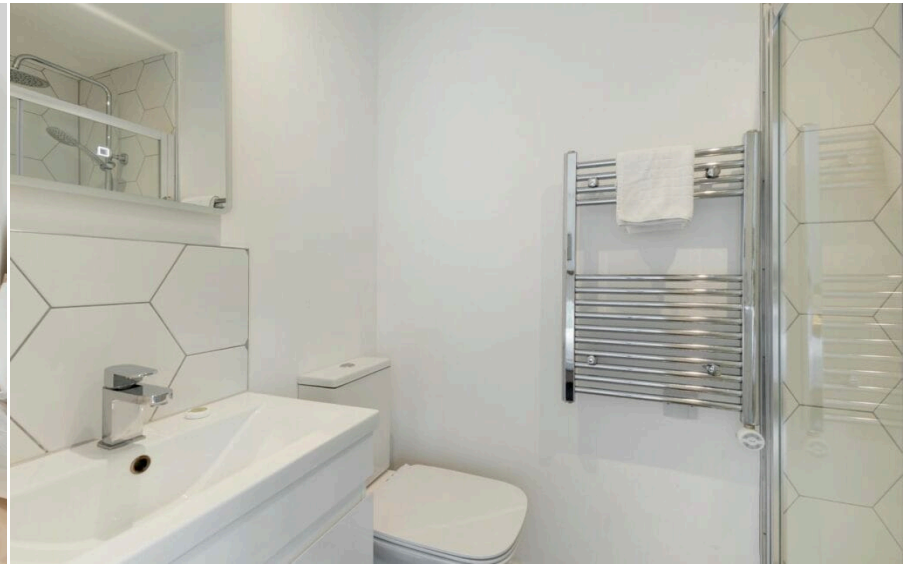


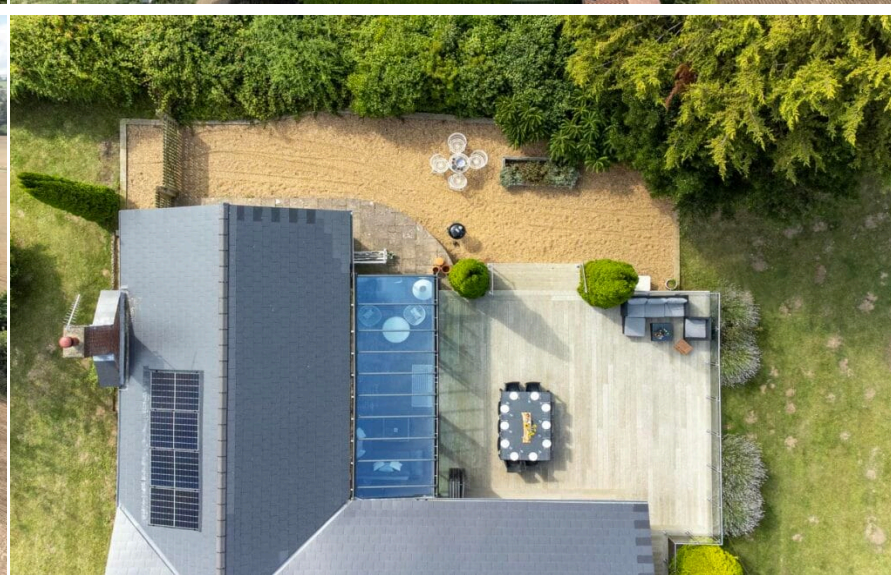




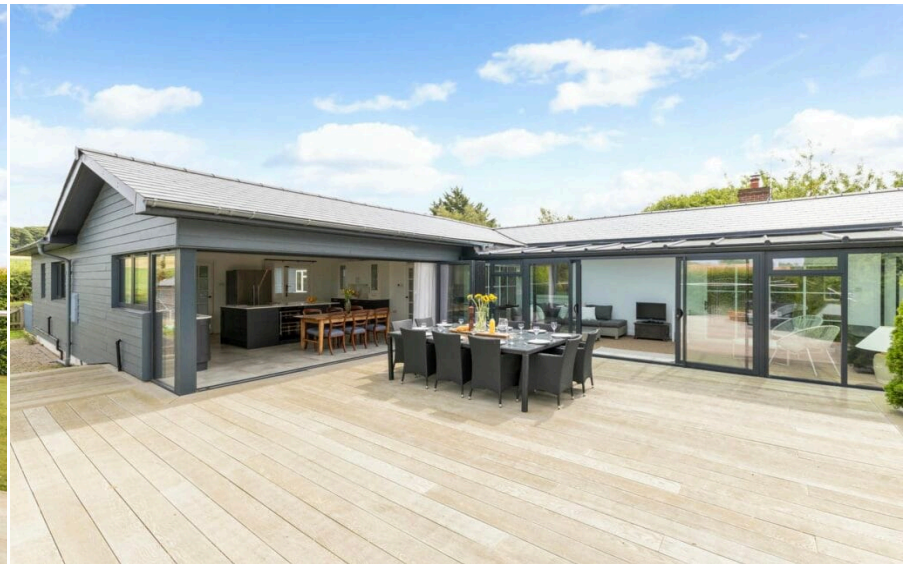






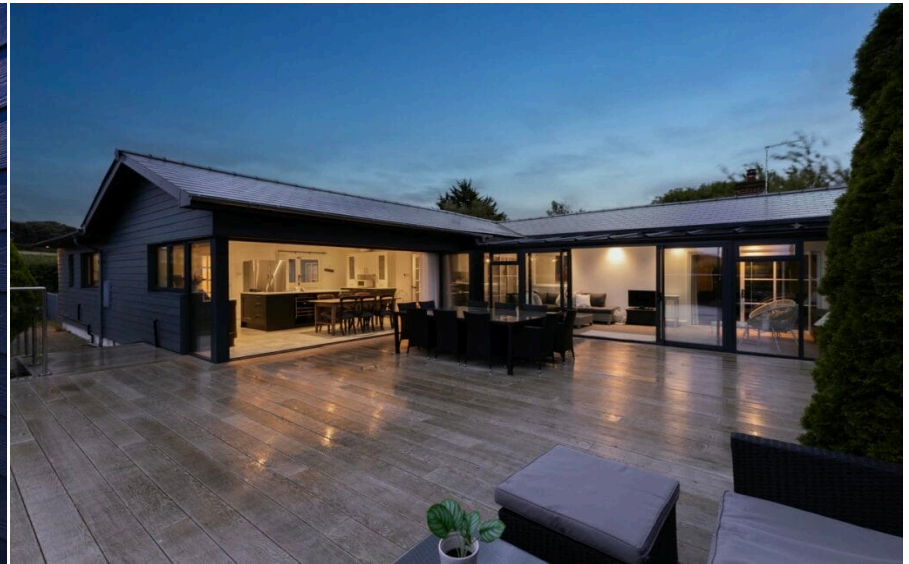


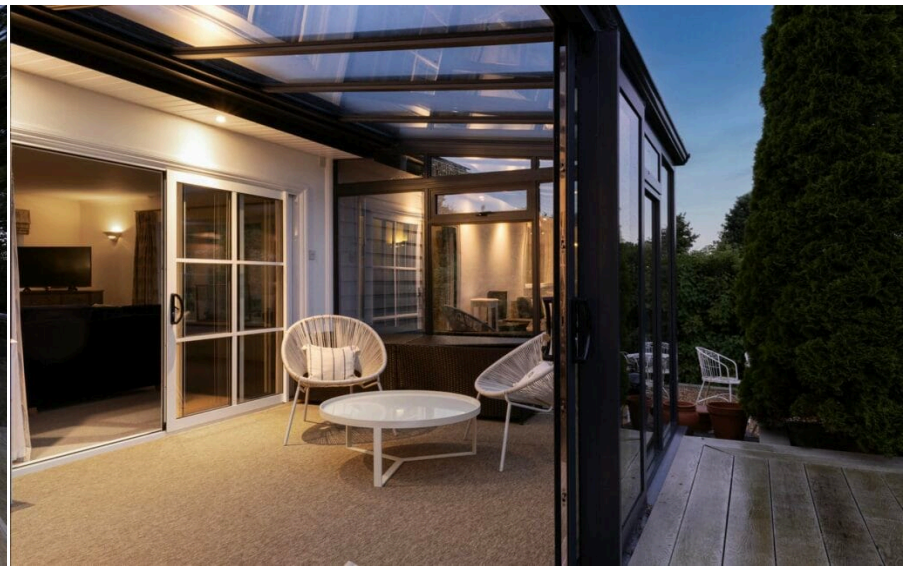
















Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Floor Area = 231.6 sq m / 2492 sq ft
 Outbuildings = 20.4 sq m / 219 sq ft
 Total = 252 sq m / 2711 sq ft



Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only.

