



MARINERS HARD

HIGH STREET, CLEY, HOLT, NORFOLK, NR25 7RX

EPC: G

JACKSON-STOPS 



MARINERS HARD

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TOTAL APPROX. INTERNAL FLOOR AREA 1301 SQ FT.

MARINERS HARD IS A DELIGHTFUL SEMI-DETACHED THREE-BEDROOM COTTAGE, LOCATED IN THE CHARMING VILLAGE OF CLEY-NEXT-THE-SEA. FEATURING GENEROUS LIVING SPACE AND A SECLUDED COURTYARD GARDEN, IT IS IDEALLY LOCATED WITHIN WALKING DISTANCE OF THE STUNNING NORTH NORFOLK COASTLINE, AND ALL LOCAL VILLAGE AMENITIES, INCLUDING DELICATESSEN, ART GALLERIES AND PUBS.



GROUND FLOOR

- Open plan living room and dining room
- Kitchen
- Downstairs bedroom and ensuite shower room

FIRST FLOOR

- Double bedroom with ensuite shower room
- Further large double
- Bathroom
- WC

OUTSIDE

- South facing Courtyard garden

SERVICES

Utilities

- Water supply: mains
- Electricity: mains
- Gas: no
- Oil: no
- Heating: electric
- Drainage: mains
- Broadband connection: FTTC
- Parking: On road not allocated

Rights and Restrictions

- Private rights of way: yes
- Public rights of way: no
- Listed Property: no
- Restrictions: yes

Risks

- Flooded in last 5 years: no
- Flood defences: no

SITUATION

The village of Cley was formerly an old 18th Century port and still has many attractive brick and flint cottages alongside grander merchant's houses.

Today it offers a range of high-quality shops on the doorstep including the Crab Pot Bookshop, Pinkfoot gallery, Cley smokehouse, Made in Cley pottery, and the renowned Picnic Fayre delicatessen.

The village benefits from a wonderful Grade 1 Listed church; the popular George Hotel and pub and the Three Swallows pub - the well-known Wiveton Hall Café is within walking distance of the village.

This is an Area of Outstanding Natural Beauty and a Conservation Area, Cley has a fabulous shingle beach which is within easy walking distance, perfect for swimming or family picnics, and offers easy access to the saltmarshes and Blakeney Point with many ways of whiling away leisure hours including sailing, seal trips, cycling, golf, amazing coastal walking, and fine beaches. The Cley marshes wildlife reserve dates from 1926 and makes this one of the very best places for spectacular birdwatching.

Just 4 miles to the south is the Georgian market town of Holt, renowned for its attractive street frontages and for its wide and eclectic range of independent shops. As well as Bakers and Larners department store, there are boutiques, cafes and bars, doctors' surgery, dentist, and post office. Holt is also home to Gresham's pre-prep, prep, and senior schools, founded in 1555.





DESCRIPTION

Mariners Hard is a charming pink stucco-rendered fisherman's cottage, ideally positioned on the High Street in the highly sought-after coastal village of Cley, just a short stroll from the iconic Cley Windmill.

The front door opens into a generous open-plan living space, centred around an inviting open fireplace - the perfect retreat after long walks along the pebble beach or an invigorating dip in the sea. This well proportioned room extends from the front to the rear of the cottage, flowing into a light-filled dining area. Glazed French doors open onto a delightful, sun-soaked courtyard garden, offering an ideal setting for outdoor dining and entertaining.

Beyond the dining area lies the contemporary kitchen, fitted with grey shaker-style units, quartz worktops and a traditional Belfast sink. Integrated appliances include a Prima oven, Blanco hob and extractor, providing both practicality and elegant design.

A sliding door from the sitting room leads to a spacious ground-floor double bedroom featuring a large bay window and a modern en-suite shower room, complete with dual-head shower and white sanitaryware.

Open-tread stairs rise to the first floor, where two further large double bedrooms enjoy far-reaching views across the marshes towards the sea. One-bedroom benefits from its own en-suite shower room, while the other is served by a well-appointed family bathroom and separate WC.

Mariners Hard has been successfully operated as a holiday let for several years yet would equally suit those seeking a beautiful permanent or second home by the coast.



DRIVING DISTANCES (approx.)

- Blakeney 1.4 miles
 - Holt 4 miles
 - Sheringham 8 miles
 - Norwich 29 miles (International airport and mainline trains to London Liverpool Street and Cambridge)
-

LOCAL AUTHORITY

North Norfolk District Council
Currently Business rated
Previous Band D

TENURE

Freehold

DIRECTIONS

We highly recommend the use of the what3words website/app. This allows the user to locate an exact point on the ground (within a 3-metre square) by simply using three words.

///liners.moderated.perfumed

DATE DETAILS PRODUCED

January 2026



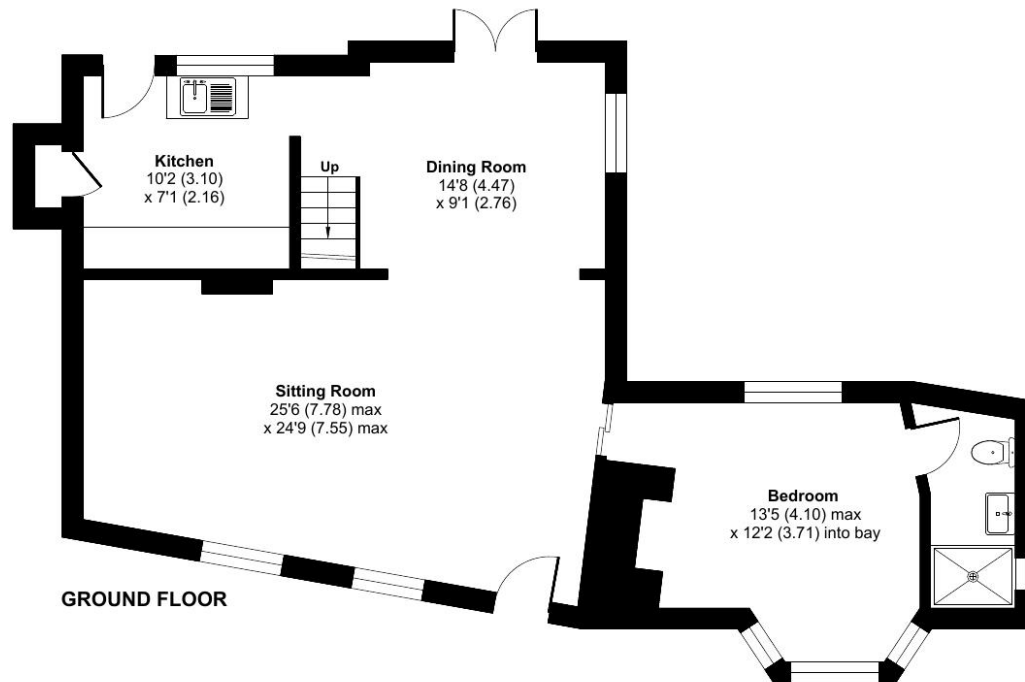


8. Viewings are strictly by prior appointment.

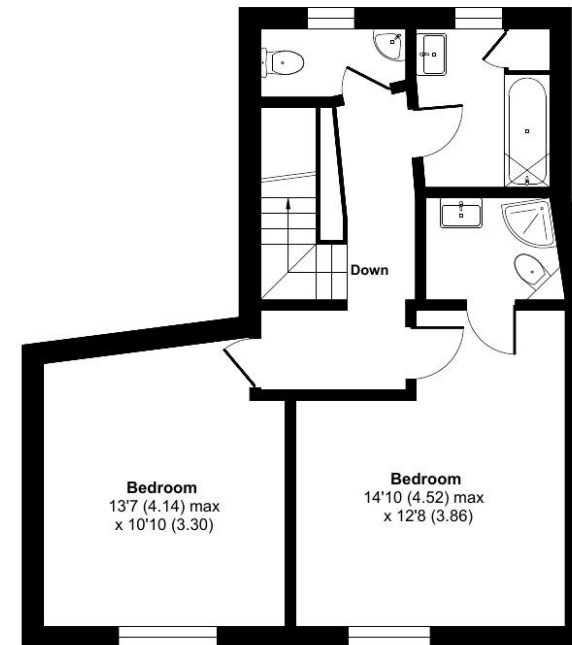
Mariners Hard, High Street, Cley, Holt

Approximate Area = 1301 sq ft / 120.8 sq m

For identification only - Not to scale



GROUND FLOOR



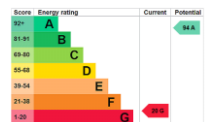
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jackson-Stops. REF: 1393856



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