



THE FOLLEY

WRIGHTS YARD, CLEY, HOLT, NORFOLK, NR25 7RE

EPC: E

JACKSON-STOPS 



THE FOLLEY

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TOTAL APPROX. INTERNAL FLOOR AREA 1234 SQ FT.

AN HISTORIC 2-3 BEDROOM COTTAGE DATING FROM THE EARLY 1700'S. RETAINING MANY ORIGINAL FEATURES, IT IS TUCKED AWAY IN A QUIET LOKE WITH PRIVATE PARKING AND A BEAUTIFUL WALLED GARDEN WITH RESTORED GARDEN STUDIO. LOCATED IN THE HEART OF THE HIGHLY POPULAR COASTAL VILLAGE OF CLEY-NEXT-THE-SEA ON THE NORTH NORFOLK COAST.



GROUND FLOOR

- Kitchen/dining room
- Sitting room
- Utility/pantry
- Boot room area
- Bathroom

FIRST FLOOR

- 2 double bedrooms
- Separate cloakroom

SECOND FLOOR

- Attic/bedroom 3

OTHER

- The Folley has only changed hands once in 58 years
- The cottage is not listed
- Many original features retained
- Old style radiators
- One neighbouring cottage has pedestrian right of access over a small area of the garden for another means of access to their back garden

OUTSIDE

- Private parking for one vehicle
- Secluded walled garden
- Restored garden studio with power
- Garden store/woodshed
- Second garden store

ADDITIONAL FEATURES

- Utilities
- Water supply: Mains
 - Electricity: Mains
 - Gas: No
 - Oil: No
 - LPG: No

- Heating: Boiler
- Drainage: Mains
- Broadband connection: FTTC
- Parking: Off road
- EV charge point: No

Rights and Restrictions

- Private rights of way: Yes
- Public rights of way: No
- Listed Property: No
- Restrictions: Yes
- Easements: Yes
- Conservation area: Yes

Risks

- Flooded in last 5 years: No
- Flood defences: N/A
- Source of flood: N/A

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)

SITUATION

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

Today it offers an eclectic range of shops on the doorstep including the Crab Pot Bookshop, Pinkfoot gallery, Cley Smokehouse, Made in Cley, and the renowned Picnic Fayre delicatessen.

The village benefits from St Margaret's Church an architectural delight, two pubs, The Harnser and the well-known Wiveton Hall Cafe all within walking distance.

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 and 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 best places for birdwatching.





If you want to keep a boat in Cley harbour, (a three-minute walk) it is free, and whether a canoe, paddleboard or a small traditional boat, setting out from here through the reeds is a wonderful experience.

Just four 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 & Larners department store, there are boutiques, cafes and bars, doctors' surgery, dentist, and post office. Holt is also home to the highly regarded Gresham's School, pre-prep, prep, and senior, founded in 1555.

There is a buzz in the air in North Norfolk and the coast has the best of everything on offer, from locally sourced butchers, fishmongers and farmers markets to artisan bakers, cool coffee shops, restaurants, delicatessens, up-market farm shops and art galleries.

DESCRIPTION

The Folley is a very special property, tucked away in the heart of the village. It is so well hidden in a quiet loke, away from the hustle and bustle but a stone's throw from Cley's many amenities. The house is full of charm, character and has a renovated garden studio within the beautifully established south facing walled garden.

The history of the house is fascinating, it is believed to date from the early 1700's and has only changed hands once in the past 58 years. The previous owner, Nobel prize-winning Astronomer Royal, Sir Martin Ryle bought the house in 1967 and his late widow Lady Rowena Ryle continued to use the cottage for the rest of her life. The present vendors purchased in 2013.

The front door sits under a covered porch, it is half glazed with stained glass panels that throw wonderful colourful reflections into the kitchen/dining room on a sunny day.

The kitchen is spacious and fitted with a range of bespoke wooden cabinets, shelving and hardwood worktops. Integrated appliances include an Everhot range cooker and an undercounter fridge. It has a Belfast sink, polished concrete flooring and original ceiling beams which add to the character. The room allows plenty of space for a dining table and chairs.

Beyond the kitchen a door leads into an inner boot room area with, pamment tiled floor, coat rail and storage cupboard.

The utility room/pantry is well fitted with further shelving and worktops and space for freestanding undercounter washing machine, freezer and dishwasher, the perfect room for keeping the clutter of everyday life out of sight.

A really nicely presented ground floor bathroom has Moroccan floor tiles with underfloor heating, white sanitary wear, heated towel rail and bath with a shower mixer tap. The electric boiler is also located in a cupboard in this room.





The sitting room is adjacent to the kitchen with two separate doors connecting them to allow a great through flow if you are entertaining. This is a wonderful old room, with fabulous beams, one of which over the fireplace above the wood burning stove is etched with the date of 1711 and is believed to be original to the house. Both the sitting room and kitchen have surprisingly generous ceiling heights and large south facing windows with wide windowsills and wooden shutters. The ground floor windows have been replaced with hardwood double glazed units.

Taking the original oak Norfolk winder stairs to the first floor, here there are two good sized double bedrooms, both south facing, they each have fitted wardrobes and the larger room has a charming original fireplace and a cubby with a tiny original leaded window. There is a spacious separate cloakroom on this floor.

A further set of steep oak Norfolk winder stairs leads to the attic space, which has been fully insulated with 2 roof lights added and provides a great occasional extra bedroom.

OUTSIDE

The property is located at the end of a small lode and the vendor owns a full night and day, pass and repass right of way over the lode which means they are the only ones who can park on the lane.

The garden is charming, fully walled with a magnificent brick and flint gable of the neighbouring pottery providing shelter from the north and soaking up the sun.

The garden studio has been restored and is insulated with underfloor heating and power laid on, making it ideal for a home office or just somewhere to relax and read a book.

Steps lead up to a further area of walled garden where there is an additional brick and flint garden store. This garden is the perfect place for a summer picnic or barbecue.

LOCAL AUTHORITY North Norfolk District Council - Band D

TENURE – Freehold

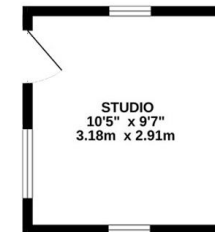
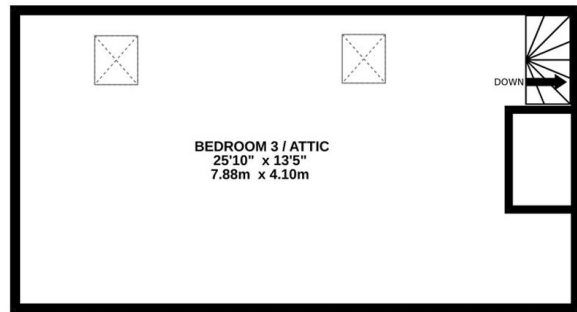
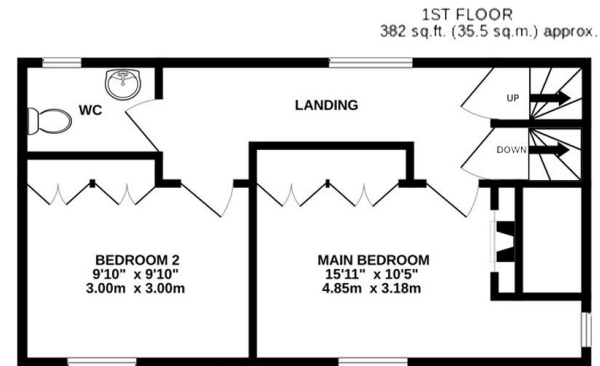
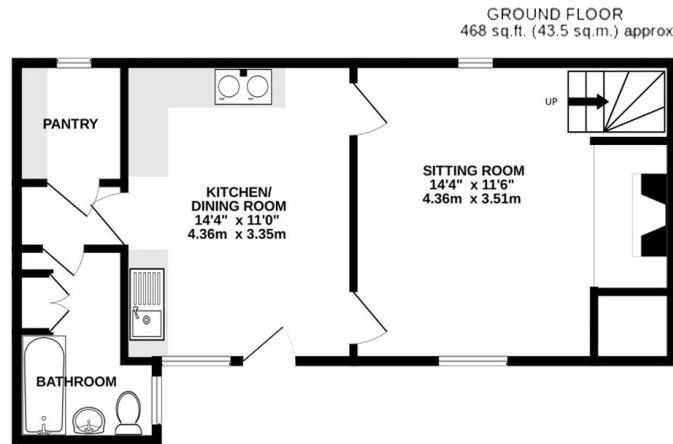






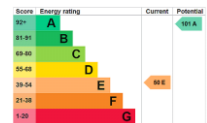
The Folley, Wrights Yard, Cley next the Sea, NR25 7RE

TOTAL APPROX. FLOOR AREA 1234 SQ.FT (114.8 SQ.M.) not including studio



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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