

## Bean Cottage

Bean cottage has been a much loved holiday home for many years but with a growing family the charming owners decided to carry out a renovation programme to give them all more space and we are delighted that they have decided to share their delightful Norfolk home with all our guests. Situated in the heart of the coastal village of Cley but tucked away behind a high flint wall, Bean cottage is an short walk from the award winning delicatessen, smoke house, galleries and pubs in the village and there are beautiful views from the upstairs windows over the water meadows that edge the village. Bean Cottage benefits from an enclosed garden with brick and flint walls and picket fencing and gates and with parking for two cars and full oil central heating.

One enters into a small internal porch with plenty of space for wellies and coats. The long sitting room has three lovely large sash windows facing south and flooding the room with light and the heavily beamed ceiling has original old timbers, many made from old ships spars. At one end is a large pine dining table and at the other the attractive brick fire place with woodburning stove for cosy evenings in, watching the tv or dvd with freesat. An old pine dresser holds many board games and books enjoyed by the family over the years and a selection of brochures for local exploration and walks.

From the sitting room is a door to the rear hall, of which is a new fresh and bright kitchen with an electric oven, halogen hob, fridge/freezer and microwave oven, and the owners have thoughtfully added a pair of Fisher Paykel dishwasher drawers, so there can never be arguments over who will unpack the dishwasher! The kitchen units are painted in a creamy white finish beneath a wooden work surface which complement the cottage style.

Also on the ground floor is a useful new ground floor shower room with wc and washbasin and a door leads to the staircase and inner hall with a wall of fitted cupboards including iron and ironing board etc. The washer/drier is cleverly concealed in a cupboard in the entrance hall.

The stairs lead up to the first floor where there are two light and airy bedrooms; a pretty twin bedroom room, dual aspect with delightful views, and its own wash basin set into a vanity unit and fitted wardrobes, and also a bunk room with a pair of bunk beds and fitted wardrobes. The owners have requested that a maximum of 6 guests stay at the cottage at one time and the bottom bunks will be made up for guests unless guests request otherwise. Also on the first floor the owners have added a very convenient loo with wash basin.

A pretty stairwell leads up to the second floor suite cleverly constructed by opening up the attic space. Here is a lovely light and airy double bedroom tucked under the eaves on one side of the stair well, whilst on the other is an equally light en suite bathroom with a shower over the bath, wc and washbasin. Space for clothing includes a chest at the bottom of the bed and hanging space at the bottom of the attic stairs. Large south facing velux windows give great views over the pretty terracotta roof tiles of the village and the water meadows beyond.

With its very special position in the heart of the conservation coastal village of Cley, Bean Cottage has a clever mix of cottage charm and modern conveniences will become a firm favourite with our guests and suggest you book early to enjoy a stay at this family holiday home.

### Accommodation

- Total Bedrooms x3
- Sleeps x6
- Twin beds x2
- Double beds x1
- Reception rooms x1
- Ground floor bathrooms x1
- Total Bathrooms x2
- Ensuites x1
- Extra bed x1 - Bunk (£75)

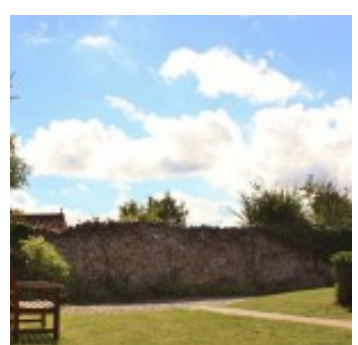
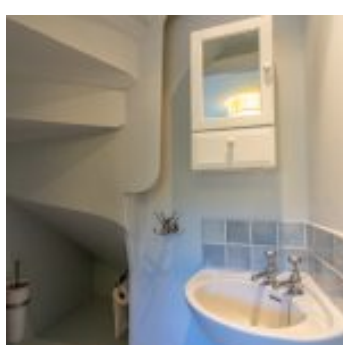
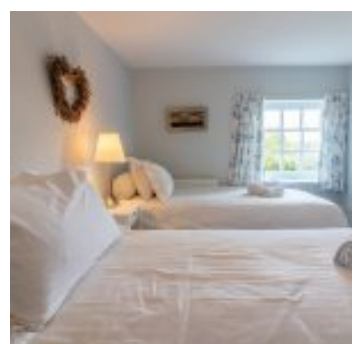
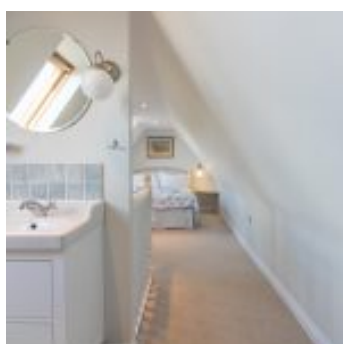
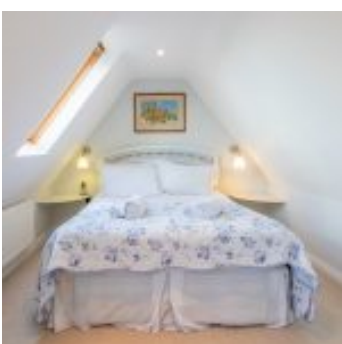
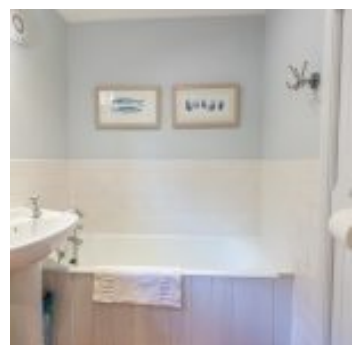
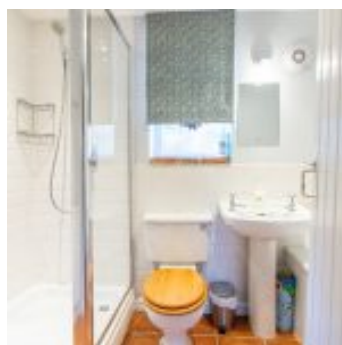
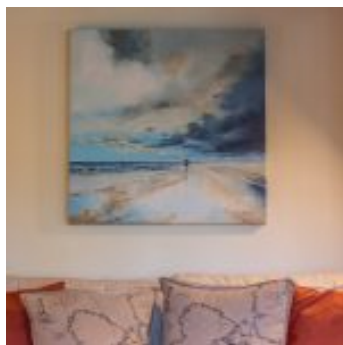
### Equipment

- Washer dryer
- Iron & board
- Large fridge freezer
- Microwave
- Dishwasher
- Free Wi-Fi
- Freeview/Freesat
- DVD player
- Bluetooth speaker(s)
- Telephone

### Property

- Views
- Garden furniture
- BBQ
- Fire - Woodburner
- Heating - Oil
- Parking x2 - Private
- Garden
- Children allowed
- Dogs allowed x2 (£25)

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