

## Quay House

Quay House is a beautifully crafted, superbly renovated historic property sitting in the most wonderful position on the quayside, next to the windmill, in the sought after coastal village of Cley next the Sea in North Norfolk. This fabulous property consists of 4 ground floor bedroom suites, a fully equipped gymnasium with its own shower room and a capacious first-floor living space with truly spectacular views over the protected salt marsh and out to sea. The sunsets (over the sand dunes and out to sea) viewed from the living area and rear balcony at Quay House are truly breathtaking.

A dramatic, glazed double height atrium entrance with feature front door leads into the light and airy reception hall with its natural limestone flooring and a stylish, bespoke open tread, open side oak staircase which leads up to the first-floor living areas.

On the ground floor, the stunning master bedroom suite has plenty of space for its lovely king-sized bed, comfortable seating area, capacious wardrobes and a large en-suite bathroom with fine contemporary fittings including a luxurious Jacuzzi bath, walk-in &#8216;rainforest&#8217; shower, and Aqua vision television for the bath.

The stylish second bedroom has a good sized en suite bathroom with drencher shower over the bath and again an Aqua vision television for the bath, large wardrobes and a separate dressing area. There are two further bedrooms both with king-sized zip and link beds and en-suite shower rooms. The zip and link beds can either be made up as king size beds or two singles. Please let us know your preferred bed configurations with at least 2 weeks notice prior to the start of your stay. If you don't have a preference the beds will be made up as photographed.

A real unique selling point of this fabulous property is the ground floor gymnasium with TV, luxurious shower room and dedicated outdoor terrace area. The Gym features high-end equipment including Recumbent Exercise Bike, Treadmill, Compact multi-gym, a weight bench with a variety of barbells and dumbbells and a full height mirrored half wall. This room can also double as a 5th bedroom if required with its fold-down double bed. Having this room made up as a bedroom is an optional extra so if you would like to use it as such there is a £250 charge and we require at least 2 weeks notice prior to the start of your stay.

Also on the ground floor is a good sized utility room with washing machine, oil fired boiler and pressurised water cylinder which makes the perfect drying room and a useful hanging cupboard for coats and boots.

The first floor is a vast open plan area with original pine flooring dating from the time the building was a grain store circa 1840. The partially vaulted ceiling has Velux windows which combined with the huge bifold gable window and contemporary paint finishes give the whole area the most wonderful feeling of natural light and space.

This spectacular first-floor space makes for the most wonderful open-plan family living/entertaining room. The gorgeous, comfortable soft furnishings are positioned to make the most of those spectacular coastal views and (in winter months) the feature log-burning stove. There is also a large SMART TV in this area. Between this &#8216;sitting&#8217; area and the kitchen is a stylish dining area with a contemporary table and chairs that will seat 10. Should you need to do a bit of work whilst away there is a useful office desk and chair. At the top of the stairs, there is a separate cloakroom/WC.

The beautiful handmade Neptune kitchen is fully fitted with a range of painted wooden cupboards with soft-close drawers and a large island unit under crystal white Corian worktops. The appliances are all high-end and integrated and feature a large American style fridge-freezer, double oven and microwave, induction hob with downdraught extractor, dishwasher handy walk in larder and all important wine fridge! There are comfy bar stools

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a sofa and TV in this area making it a lovely space to sit and relax in as well as cook in!

At either end of this spectacular property are the large bi-fold doors leading on to stunning Iroko hardwood balconies. From the rear of the property, the most fabulous panoramic coastal views dominate the room. Stepping out onto the rear balcony is like being immersed into the coast and these world-renowned natural surroundings. Below the balcony is the newly restored Cley harbour and to the right, the iconic Cley windmill. Taking in the spectacular sunsets over Blakeney Point over dinner on this balcony would make the perfect end to any day. Bifold doors at the front of the property lead out from the kitchen to a further decked balcony overlooking the gorgeous landscaped garden to the south, a great place for breakfast or a coffee on warm summer mornings.

Cley harbour is a 'free harbour' and therefore guests could bring and moor their boats here for no charge. The slipway, harbour and surrounding creeks are really only suitable for smaller sailing dinghies/crab boats/rowing boats etc. and not larger sailing boats or motor boats.

Quay House has a gravelled parking area behind hedging where it is possible to park up to 4 cars/boats. Willow fencing with painted hardwood gates opens onto a further gravelled area suitable to be used as a raised terrace or space for another car/boat. There is a lockable garden store with power and water as well as an electrical point that guests can use for charging electric cars.

The garden is south facing and has been beautifully landscaped with clever structural planting, feature topiary, espalier Portuguese laurel hedging, trained wisteria and even a beautiful mature olive tree. Lavender and Box hedging in mature borders, beautifully manicured lawns, limestone paths and terracing enclosed by hand-woven willow fencing and brick and flint walls all make this is a glorious sheltered private area in which to relax or eat with family and friends. There is even a water-feature with three resident little fishies!

There is a pretty and private rear patio area with a water and electricity supply, and access to the Harbour and Mill area.

Cley-next-the-Sea is a historical 18th Century port village with a renowned windmill on the quayside. The village has many attractive brick and flint fisherman's cottages alongside grander merchant's houses down the main street with grander merchant's houses. There is an eclectic range of shops including an art gallery, 'Made in Cley', Artemis Antiques Barn, the famous 'Cley Smokehouse' and superb Picnic Fayre delicatessen. There is also a fabulous cafe, two pubs and a restaurant in the village with the well-known Wiveton Hall Café within short walking distance of the village. Sitting in the middle of this Designated Area of Outstanding Natural Beauty and Conservation Area, Cley-next-the-Sea is perfectly placed for easy access to the saltmarshes and walks out to Blakeney Point.

Quay House is a truly special place to call home during a visit to North Norfolk. The owners' attention to detail, desire for quality and superb eye for interior design make this property one of the finest on our portfolio and the uninterrupted panoramic views over the marsh to Blakeney Point are truly unrivalled. We think that Quay View will be very popular so recommend booking early to avoid disappointment.

\*Please note, not all cottages with a woodburner supply logs for guests.

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## Accommodation

- Total Bedrooms x4
- Sleeps x8
- Kingsize beds x2
- Zip and link beds x2
- Reception rooms x2
- Ground floor bathrooms x5
- Total Bathrooms x5
- Ensuites x4
- Ground floor bedrooms x4
- Extra bed x1 - Double (£250)

## Equipment

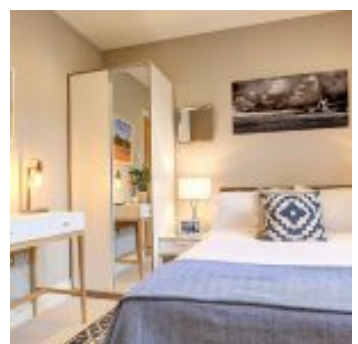
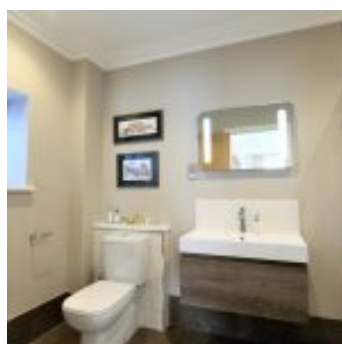
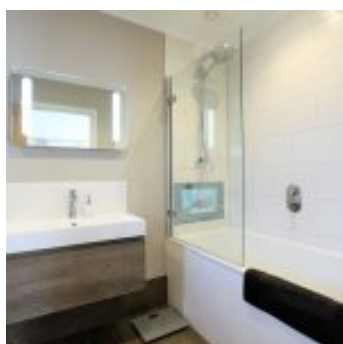
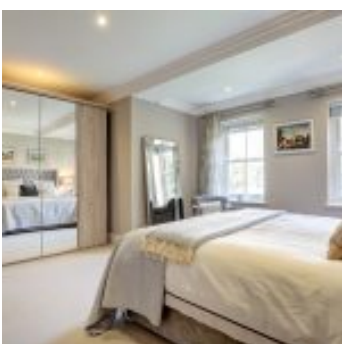
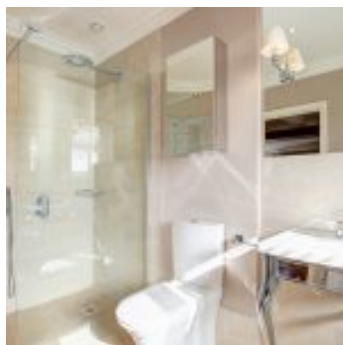
- Washing machine
- Iron & board
- Aired
- Fridge
- Large fridge freezer
- Microwave
- Dishwasher
- Free Wi-Fi
- Freeview/Freesat

## Property

- Views
- Garden furniture
- BBQ
- Fire - Woodburner
- Heating - Oil
- Parking x4 - Private
- Garden
- Children allowed
- Dogs allowed x3 (£25)



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