

Cley Windmill, The Quay,  
Cley-next-the-Sea, Norfolk



Strutt  
& Parker

Land and property. Since 1885.





4,633 sq ft (430.4 sq m) | Freehold  
10 bedrooms | Unrivalled views  
Established business | Coastal

**Guide price £2,650,000**



One of Norfolk’s most outstanding landmarks with unrivalled views over the countryside and one of England’s most popular coastlines

A rare chance to acquire one of the North Norfolk coast's most recognisable landmarks. Cley Windmill is a Grade II\* listed tower mill, dating from the early nineteenth century, set beside the Glaven and looking out across the marshes to the sea. Restored and run for many years as a well-regarded guest house and wedding venue, it offers a purchaser an established business, a striking historic building, and one of the best views on this stretch of coast.

The mill's red brick tower is capped by a white-painted timber cap, sails and fantail, all restored in recent years, with a balcony at second floor level and a further gallery at the top of the tower giving uninterrupted views across the Area of Outstanding Natural Beauty. The main shaft and wheel remain in place at the top of the tower as a reminder of the building's working history.

Accommodation within the mill and adjoining ground floor rooms includes a sitting room, dining room, study, kitchen/breakfast room and several bedroom suites, each named for its original use and varying in character from the circular chambers of the tower to more conventionally proportioned rooms in the older ground floor range. Exposed beams, brick and flint work, and the original brick fireplaces are retained throughout.

Surrounding the mill and forming a courtyard are further self-contained guest rooms and cottages, giving a total of nine en-suite bedrooms across the property. These outbuildings have been renovated to a comparable standard and let alongside the rooms in the mill itself.



Historical note

Cley appears in the Domesday Book under the name Claia, and was for several centuries one of East Anglia's principal ports, trading in wool and grain along a River Glaven that has since silted and narrowed. The dining room, study and Miller's Room, part of the original warehouse, date from about 1713; the mill tower itself was completed later. Milling ceased shortly after the First World War, when the building was converted to a private house, a project supported in part by Mary, Duchess of Bedford. It became a guest house in the 1980s and has traded as one since.

Location

The Windmill stands at the northern edge of Cley next the Sea, a well-kept coastal village of flint and brick cottages built around a working quay. The village has two public houses, a smokehouse, a delicatessen, galleries and a medieval parish church. Cley Marshes, immediately to the north, is one of the country's best-known bird reserves, with several hundred recorded species.

Holt, four miles south, is a Georgian market town with a fuller range of shops and services. Norwich, about 24 miles away, offers a full range of shopping, cultural and educational facilities, an airport with connections via Amsterdam, and a mainline station serving London Liverpool Street and Cambridge.

Postcode region: NR25

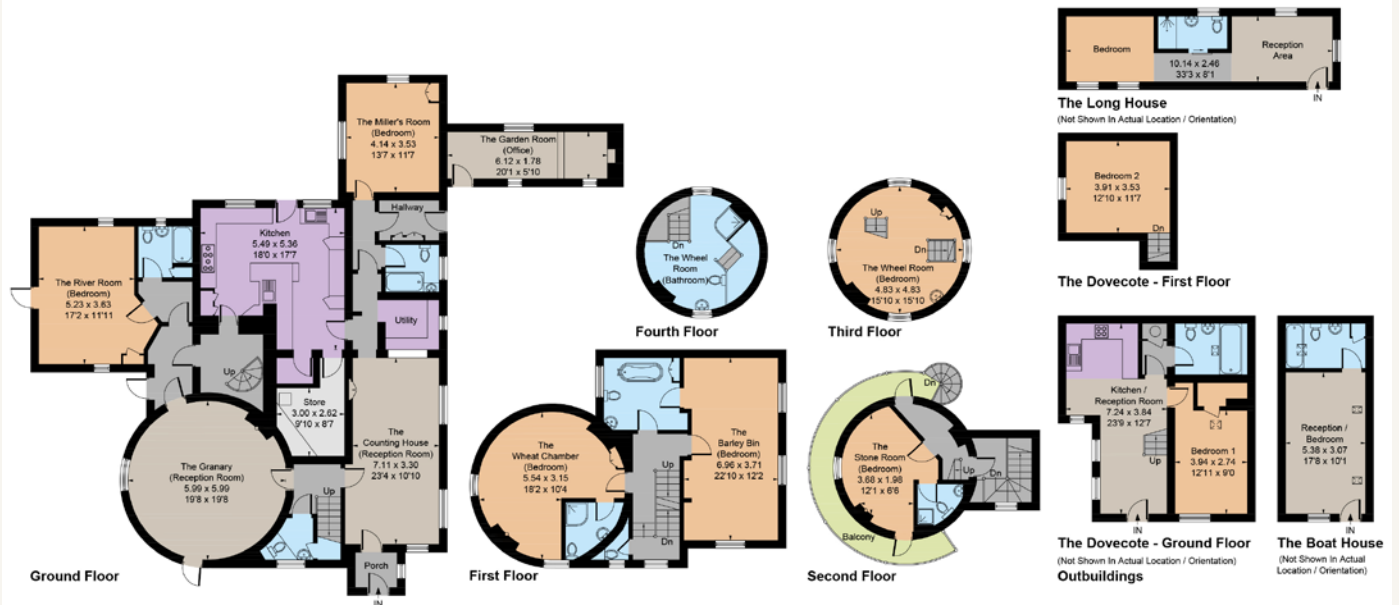
General

Local Authority: North Norfolk District Council  
Services: Mains water and electricity. Mains drainage with private pumping station.  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>





Approximate Gross Internal Area = 322.5 sq m / 3472 sq ft  
 Outbuildings = 107.9 sq m / 1161 sq ft  
 Total = 430.4 sq m / 4633 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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 purchase.

© WFP Photography Ltd 2026 | www.williampitt.co.uk

## Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA  
 01603 617431 | norwich@struttandparker.com



@struttandparker struttandparker.com

**Strutt  
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken July 2026. Particulars prepared July 2026.