

LOCATED WITHIN THE HIGHLY SOUGHT-AFTER VILLAGE OF CLEY-NEXT-THE-SEA, BLUEJACKET IS A DISTINCTIVE NEW 4-BEDROOM PROPERTY FROM FLEUR DEVELOPMENTS. SET IN A TRANQUIL SPOT HIGH ABOVE THE COAST ROAD, BLUEJACKET IMPRESSES WITH ITS ARRESTING VIEWS OF CLEY'S CELEBRATED MARSHES AND COASTLINE. DESIGNED AND CRAFTED TO MEET EXACTING STANDARDS, BLUEJACKET IS AN INTELLIGENT BLEND OF STYLISH, URBAN SOPHISTICATION AND RUSTIC CHARM.

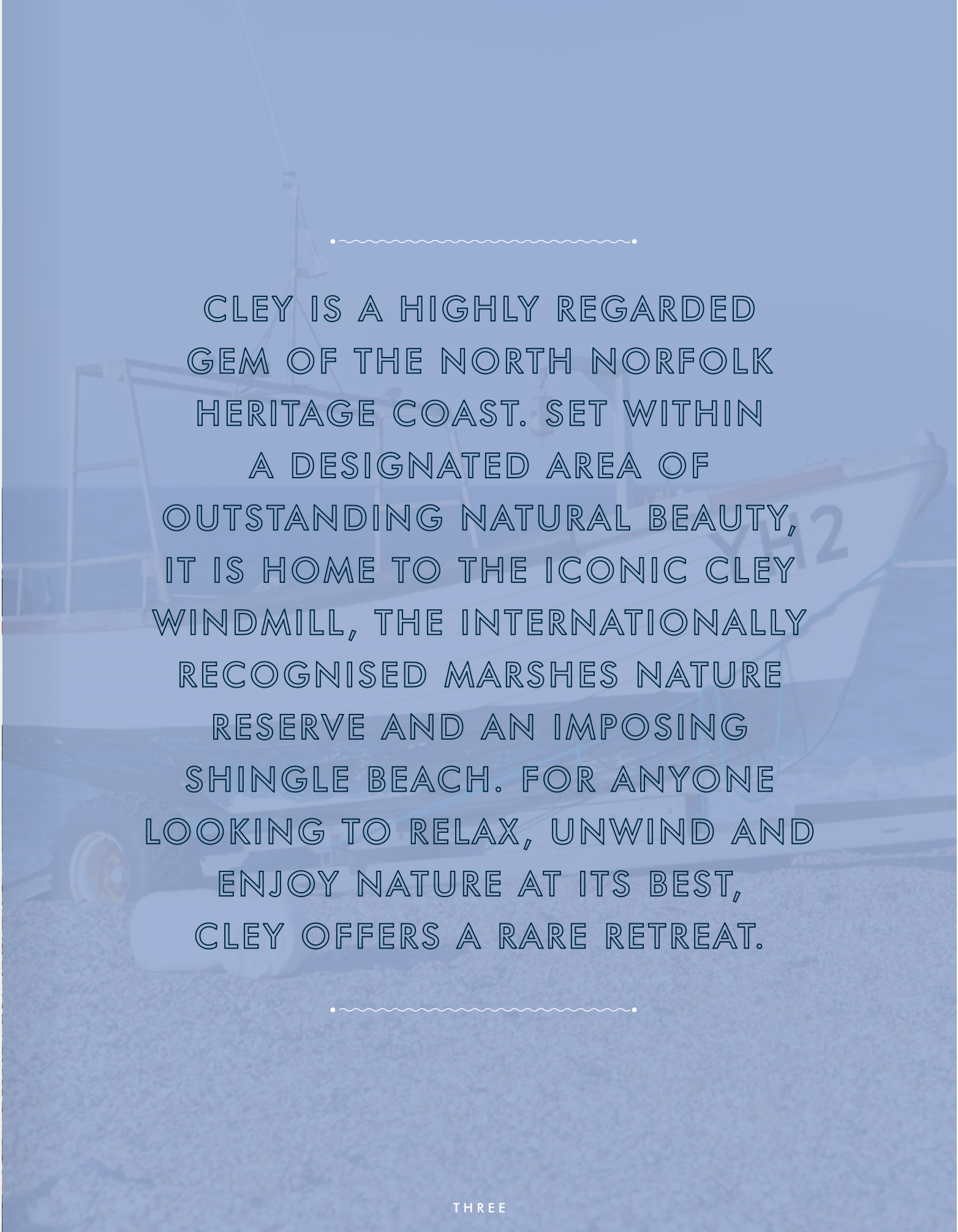
BLUEJACKET

CLEY-NEXT-THE-SEA



NATURAL BEAUTY

BLUEJACKET



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CLEY IS A HIGHLY REGARDED GEM OF THE NORTH NORFOLK HERITAGE COAST. SET WITHIN A DESIGNATED AREA OF OUTSTANDING NATURAL BEAUTY, IT IS HOME TO THE ICONIC CLEY WINDMILL, THE INTERNATIONALLY RECOGNISED MARSHES NATURE RESERVE AND AN IMPOSING SHINGLE BEACH. FOR ANYONE LOOKING TO RELAX, UNWIND AND ENJOY NATURE AT ITS BEST, CLEY OFFERS A RARE RETREAT.

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FOUR

CORNUCOPIA

OF DELIGHTS

WITH ITS SUMPTUOUS NATURAL BEAUTY, ENCHANTING BRICK AND FLINT HOUSES AND HISTORIC WINDMILL, CLEY'S VIRTUES ARE ABUNDANT. COMPLEMENTING THIS NATIVE CHARM IS AN ARRAY OF ECLECTIC AND SURPRISINGLY SOPHISTICATED DISTRACTIONS; FROM THE PINK FOOT GALLERY AND PICNIC FAYRE DELICATESSEN TO CLEY'S VERY OWN SMOKE HOUSE AND POTTERY STUDIO. IT ALL LIES WITHIN WALKING DISTANCE OF BLUEJACKET.

FIVE

TRADITION AND ORIGINALITY

- A WAY OF LIFE

FULL OF WONDERFUL CONTRADICTIONS, HISTORIC AND DEEPLY TRADITIONAL NORTH NORFOLK HAS LONG SUPPORTED ORIGINALITY OF STYLE AND INDEPENDENCE OF SPIRIT. AN ATTITUDE EMBRACED BY NEARBY HOLT, WHERE MANY INDEPENDENT, SPECIALIST AND CHIC BOUTIQUE SHOPS HAVE FLOURISHED. AS HAVE FASHIONABLE EATERIES, SUCH AS BYFORDS AND THE FOLLY TEA ROOMS.



ONLY 10 MINUTES FROM CLEY, THE MARKET TOWN OF HOLT RESIDES WITHIN A UNIQUELY BEAUTIFUL SETTING. OFFERING A CHARMING AMBIENCE AND HIGHLY DISTINCTIVE SHOPS, IT IS POPULAR WITH LOCALS AND VISITORS ALIKE.

A photograph of a brick house entrance. A large, light-colored wooden door is open, revealing a glimpse of the interior. To the right of the door is a tall, narrow window. In front of the door, on a concrete step, sits a wicker basket filled with fresh vegetables, including leafy greens and carrots. Next to the basket are a pair of green rubber boots. A large, bushy plant in a metal drum container stands to the right of the door. The text "IMMERSE YOURSELF IN LUXURY" is overlaid in white, outlined letters.

IMMERSE YOURSELF IN LUXURY

EIGHT

AS A PROMINENT COASTAL HOUSE, MUCH CONSIDERATION WAS GIVEN TO BLUEJACKETS' RURAL SURROUNDINGS. BY SELECTING LOCAL MATERIALS, THE DESIGNERS CAREFULLY BLENDED TRADITIONAL ARCHITECTURAL STYLES WITH CONTEMPORARY ELEGANCE. FLOOR-TO-CEILING GLASS DOORS, DISTINCTIVE POP-OUT WINDOW AND A BATH WITH VIEWS OUT TO SEA ALL ADD AGREEABLY QUIRKY TOUCHES.

NINE



BLUEJACKET OFFERS LUXURIOUS, MODERN LIVING WITHIN A RURAL SETTING. BY USING TRADITIONAL MATERIALS AND STYLES IN ITS CONTEMPORARY DESIGN, IT IS A DISTINCTIVE, YET SYMPATHETIC UPDATE ON THE PERIOD BRICK AND FLINT.





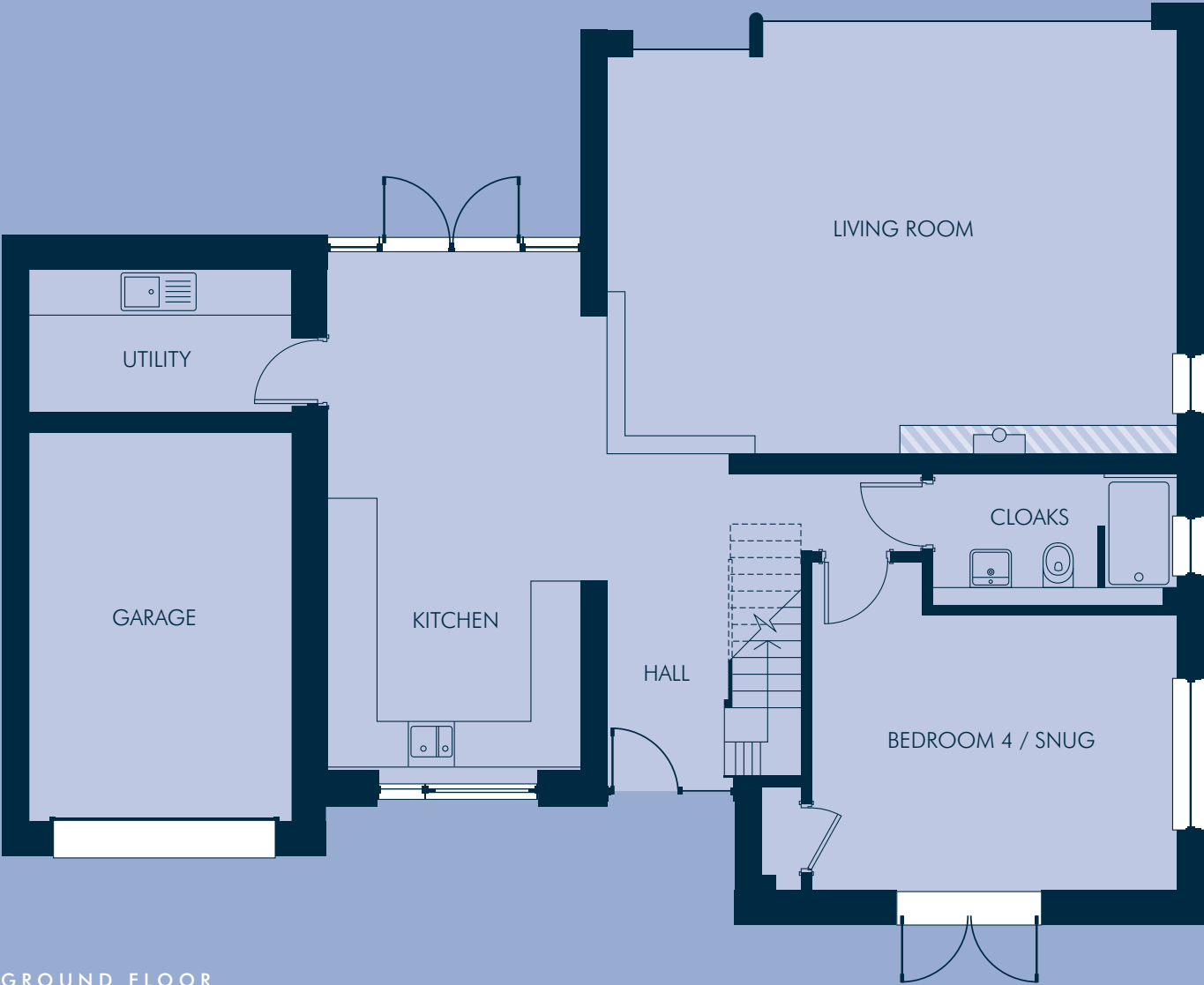
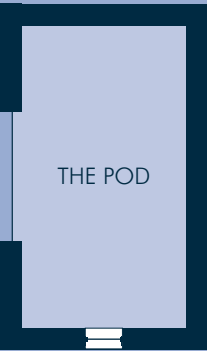
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LIGHT, AIRY AND SPACIOUS, BLUEJACKET IS A STYLISH, CONTEMPORARY HOUSE OFFERING LUXURY WITH THE INTEGRITY OF A PERIOD HOME. WITH EVERY ASPECT OF THE HOUSE METICULOUSLY DESIGNED AND CRAFTED, THE TONE IS SET BY AN IMPOSING CENTRAL GLASS AND TIMBER STAIRCASE. WITH GLASS IN ABUNDANCE, WARMTH IS PROVIDED BY SOLID OAK FLOORING, BEAUTIFUL OAK DOORS AND WALLS PAINTED WITH THOUGHTFULLY CHOSEN HERITAGE PAINTS.

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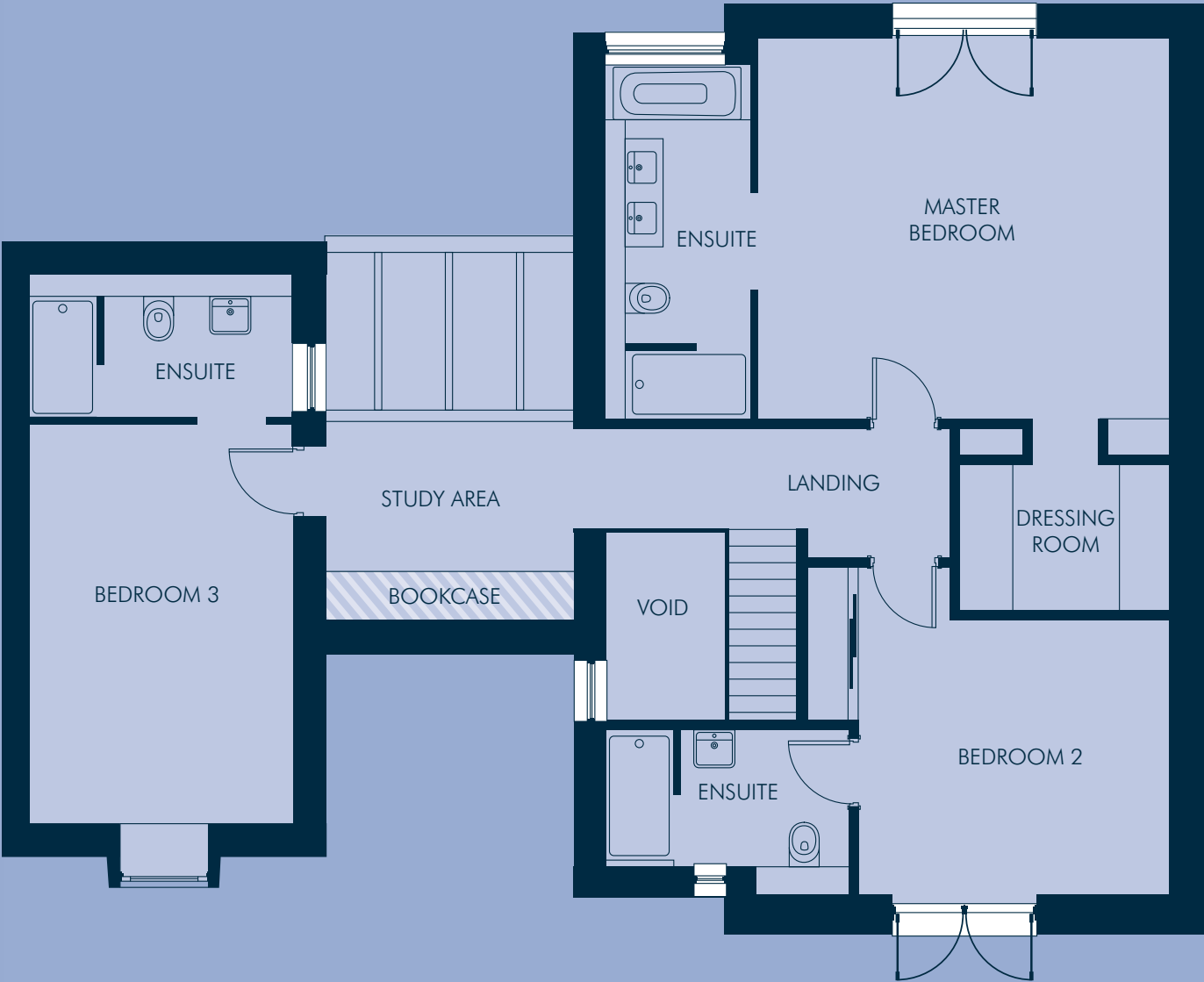


FLOORPLANS



GROUND FLOOR	
Living Room	7.49m x 5.60m
Kitchen	6.90m x 3.55m
Bed 4 / Snug	4.78m x 3.58m
Utility	3.54m x 1.90m
The Pod	3.59m x 2.42m
Garage	5.20m x 3.40m

FLOORPLANS



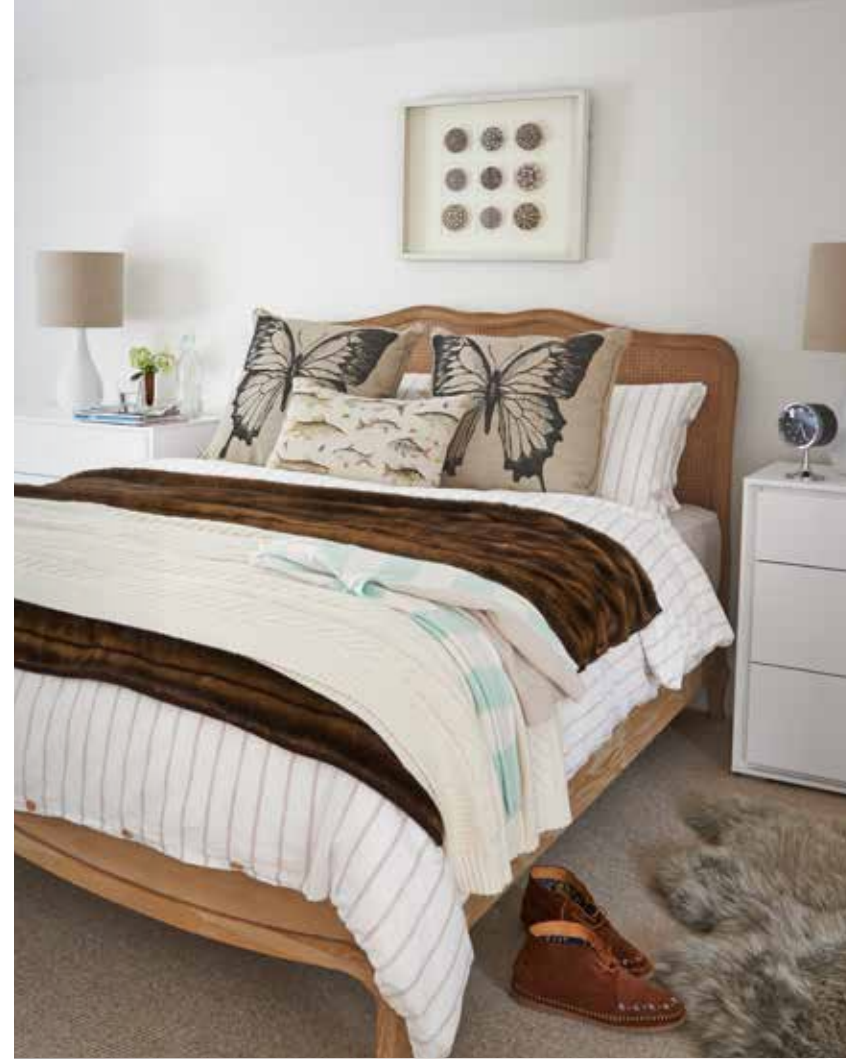
FIRST FLOOR	
Master Bed	5.46m x 5.02m
Bed 2	4.09m x 3.61m
Bed 3	5.24m x 3.42m
Study Area	3.30m x 2.60m

Measurements are to maximum dimensions



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CRAFTED TO THE HIGHEST SPECIFICATIONS, BLUEJACKET
COMBINES CONTEMPORARY LUXURY AND CONVENIENCE
WITH WARMTH AND A NATURAL SENSE OF HERITAGE.
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SIXTEEN



SEVENTEEN



SPECIFICATION

CONSTRUCTION

Red brick (Bovingdon Berry Multi) and natural flint.

Sustainably sourced Acoya timber cladding in natural colour to external elevations.

Natural slate roof covering.

Traditional construction of brick and blockwork outer walls, cavity filled with mineral wool insulation.

Contemporary galvanised steel guttering from LINDAB.

KITCHEN AND UTILITY

Stylish, contemporary grey gloss kitchen and utility units with solid composite worktop.

Energy efficient Bosch appliances - ceramic induction hob, stainless steel extractor hood, 2 fan assisted single ovens at high level, side by side.

Stainless steel 1.5 bowl sink with contemporary chrome mixer tap.

Coloured glass splash backs to the rear of kitchen worktop.

Integrated Fridge/Freezer in Kitchen unit.

BATHROOMS

Duravit white sanitary ware.

Vado chrome taps and In-wall shower controls with chrome heads.

Contemporary style toilets with concealed cisterns and soft close seats.

Wall hung contemporary basins in Duravit vanity units with storage drawers.

Fully tiled shower enclosures with low profile shower trays and recessed product shelf.

Electric White heated towel rails.

Porcelanosa ceramic wall and floor tiles.

LIGHTING & ELECTRICAL

Downlights to Kitchen, Hallway, Living Room and Master Bedroom.

Pendant lighting to 3 bedrooms.

Chrome sockets and switches.

TV points to kitchen, living areas and two bedrooms.

BT points to kitchen, living areas and two bedrooms.

Pre-wiring for customer's own connection for Sky Plus TV in living room and master bedroom.

Alarm fitted throughout house.

Nine external lights fitted to house, one external light fitted to summer house.

HEATING AND PLUMBING

Air-source heat pump.

Hot water and Immersion heater fitted in bedroom cupboard.

Underfloor heating to ground floors and radiators to first floor.

Contemporary Morso woodburner fitted to living room.

JOINERY

Feature ash staircase finished in white wax.

Treated timber, double glazed, spray painted windows and doors same colour external and internal.

Oak faced interior doors with stainless steel contemporary handles and hinges.

Fitted cupboards to bedrooms 2 and 4.

Fitted dressing area to master bedroom.

FLOOR COVERINGS

Engineered oak steps to living area.

Ceramic floor tiles to utility room, cloakroom and all bathrooms.

Wide oak door thresholds.

Carpets to all bedrooms, study area and landing.

Engineered oak flooring to hallway, kitchen/diner and living room.

DECORATION

Walls, ceilings, skirtings and architraves in Farrow & Ball colour 'Strong White' (walls and ceilings in emulsion).

(skirtings and architrave in satin finish).

Square edge contemporary style skirting and architrave.

EXTERNAL

Terraced areas from kitchen and living areas in natural limestone paving.

Gardens designed by Susannah McDougall.

New gravel driveway and parking area.

External taps to front and rear.

Decking area to front garden.

Attractive contemporary style timber fences.

Turfed lawn, pleached trees on boundary, planting to formed beds, native hedging.

SUMMER HOUSE

Detached summer house/studio in Acoya cladding outside and plastered/painted walls inside.

Tiled floor, two double electrical sockets and two pendant lights supplied. One external light.

Double glazed treated timber glazed doors.

Stone pathway connected to terrace.



Examples of previous Fleur projects



Bluejacket, Hill Top, Cley-Next-The-Sea, Norfolk, NR25 7SD

ABOUT THE DEVELOPER

Founded in 2007 by Juliette Hopkins and Joff Brooker, Fleur Developments specialize in creating stylish contemporary homes in Norfolk’s most desirable locations. From one-off houses to small developments, each site is judged and selected on its exclusive appeal.

Designed to both reflect and enrich their surroundings, Fleur homes re-visualize traditional ideas to offer a sharp blend of contemporary luxury and sophistication, with period grace and charm. Light, spacious and welcoming, Fleur’s distinctive homes are built to exceed all expectations of contemporary living.

fleurdevelopments.com



AGENT’S DETAILS

Sowerbys

2 High Street, Holt, Norfolk NR25 6BQ

T: +44 (0) 1263 710777

E: paul.newell@sowerbys.com

SOWERBYS
Norfolk coastal, town & country agents



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BLUEJACKET WAS A MUCH LOVED AND ADMIRER
SCHOONER OFTEN SEEN IN THE PORT
OF CLEY-NEXT-THE-SEA IN THE 19TH CENTURY
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Design: tensevennine.com

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