



6 Monteagle House, Wells-next-the-Sea
Guide Price £350,000

BELTON DUFFEY



6 MONTEAGLE HOUSE, THE BUTTLANDS, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1EU

A beautifully presented top floor apartment situated in an iconic building overlooking The Buttlands in the heart of Wells-next-the-Sea. No chain.

DESCRIPTION

6 Monteagle House is a rare opportunity to purchase an apartment situated in an iconic Grade II Listed building on The Buttlands right in the heart of the seaside town of Wells-next-the-Sea. The property has beautifully presented light and airy accommodation with high ceilings and a west facing dormer window with an elevated view over The Buttlands.

The apartment is accessed through a grand communal entrance lobby with a staircase leading up to the second floor. There is a well appointed kitchen with an opening to the open plan sitting/dining room with a luxury shower room off. A staircase leads up to the mezzanine level where there is a double bedroom looking down over the living space.

6 Monteagle House is a much loved second home for the current owners and a successful holiday lettings business. Offered with no onward chain, the furniture, fixtures and fittings are also available by separate negotiation.

The property is being sold leasehold on a 125 year lease commencing in 2005. Each of the 6 leaseholders in the building own an equal share of the freehold and are responsible for the the maintenance of the building. A ground rent is payable of £50 per annum plus a service charge of £1,440 per annum.

SITUATION

Wells-next-the-Sea has been a fishing and commercial port for nearly 600 years which still supports a thriving fishing fleet bringing in crabs, lobsters, mussels and whelks sold locally on the quayside and in nearby restaurants. With a growing number of leisure craft moorings, a lively, sociable sailing club, harbour and sea fishing trips, the town caters for every type of water activity including "gillying" -crabbing on the quayside. Situated a mile from the Quay, the stunning extensive sandy beach is ranked as one of the top 10 in the country by Telegraph Travel. Against a backdrop of Corsican pinewoods, the beach is home to the much publicised, iconic colourful beach huts, available to buy or rent daily.

From the top of town down to the Quay, Staithe Street provides visitors and locals with a wide variety of shops, cafes, galleries and food stores. For entertainment, the newly opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. Locals agree with The Times in March 2021 who voted Wells as one of the best places to live. Alongside coastal scenery, wildlife and water sports, the town has a primary and secondary school – both rated Good by Ofsted - as well as a library, doctor's surgery and hospital providing a range of accessible and integrated health and well being services.



COMMUNAL HALL

The Monteagle apartments are accessed off The Buttlands through a metal gate leading to the building's main entrance door. Opening into a porch with a geometric tiled floor and wonderful leaded glass double doors into the communal hall where a staircase leads up to the second floor and the entrance door to number 6.

OPEN PLAN SITTING/DINING ROOM

7.52m x 5.13m (24' 8" x 16' 10") at widest points.

A light and airy full height room with a vaulted and painted beamed ceiling and a west facing dormer window to the front overlooking The Buttlands. Former fireplace now housing an electric pebbled flame effect fire with display shelves to the sides, electric radiators, fitted storage cupboard, smoke alarm and recessed ceiling lights.

Staircase leading up to the mezzanine level bedroom, door to the shower room and an opening to:

KITCHEN AREA

2.55m x 2.2m (8' 4" x 7' 3") at widest points.

A range of dark blue base and wall units with contrasting white quartz worktops incorporating a resin sink unit with a chrome swan neck mixer tap, tiled splashbacks. Integrated appliances including an oven, ceramic hob, dishwasher and fridge freezer.

Vinyl flooring, extractor fan, smoke alarm, recessed ceiling lights and a dormer window to the east.

SHOWER ROOM

2.33m x 1.22m (7' 8" x 4' 0")

A luxury suite comprising an oversized shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, concealed cistern WC and worktop. Illuminated mirror, tiled splashbacks, recessed ceiling lights, extractor fan and a chrome towel radiator.

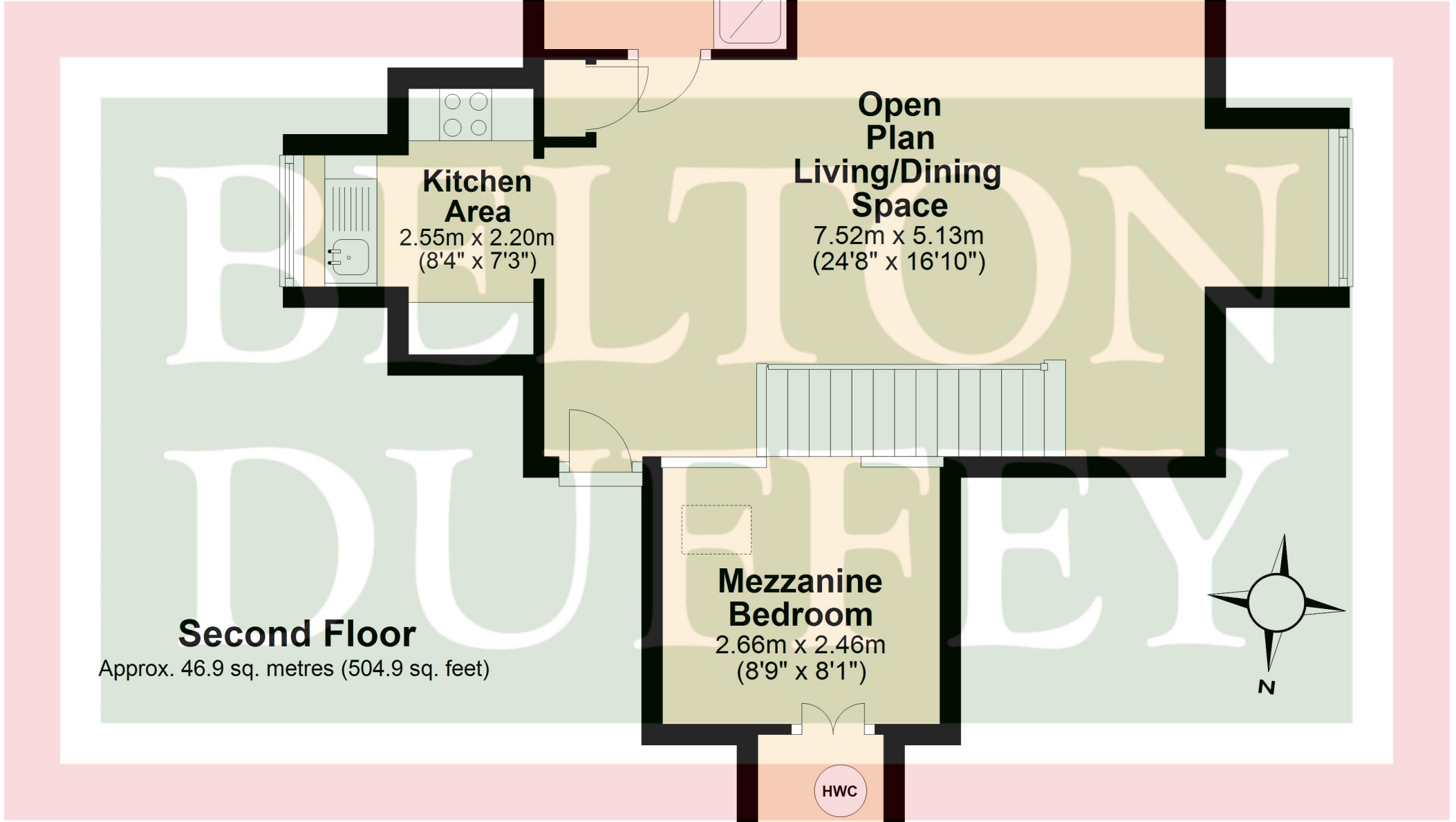
GALLERIED BEDROOM

2.66m x 2.46m (8' 9" x 8' 1")

Accessed from a staircase leading up from the sitting/dining room, the galleried bedroom has ceiling spotlights, a Velux window to the east and a deep storage cupboard housing the hot water cylinder. Please note that the bedroom space has restricted head height.

OUTSIDE

Please note that this property has no parking or outside space.



Second Floor

Approx. 46.9 sq. metres (504.9 sq. feet)

Kitchen Area
2.55m x 2.20m
(8'4" x 7'3")

Open Plan Living/Dining Space
7.52m x 5.13m
(24'8" x 16'10")

Mezzanine Bedroom
2.66m x 2.46m
(8'9" x 8'1")

HWC

Total area: approx. 46.9 sq. metres (504.9 sq. feet)

DIRECTIONS

On foot from Belton Duffey's Wells-next-the-Sea office, head north up Staithe Street and turn right onto Station Road. Take the next left onto The Buttlands where you will see Monteagle House at the end on the left-hand side, just before The Crown Hotel.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric radiator heating. EPC Rating Band n/a (exempt as Grade II Listed building).

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Telephone (01263) 513811. Council Tax Band n/a (registered for Business Rates).

TENURE

This property is for sale Share of Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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