



**Tolly House, Wells-next-the-Sea**  
**Guide Price £675,000**

**BELTON DUFFEY**







# **TOLLY HOUSE, 4 MANOR FARM DRIVE, WELLS-NEXT-THE-SEA, NORFOLK,NR23 1FB**

An attractive well appointed home offering spacious 3 storey accommodation, gardens and parking, situated on a private cul-de-sac within walking distance of town centre.

## **DESCRIPTION**

Offered for sale with no onward chain, Tolly House is a 4 bedroom, 2 bathroom house, situated on a small, private cul de sac of similar properties on the edge of Wells-next-the-Sea. The site was originally part of a large farm owned by the Earl of Leicester and the Holkham Estate. The Manor Farm Development was carried out by Hector's Housing, a wholly owned subsidiary of the Holkham Estate, in association with master builders E N Suiters and Sons Ltd. The house was constructed in 2007 of red brick under a clay pantile roof and complements the traditional style of surrounding coastal homes. The property's heating is gas-fired to underfloor heating on the ground floor and radiators to the rest of the house and with double glazing to all the soft wood windows.

Outside, the property overlooks a green space to the front and stands behind a paved terrace with an attractive south facing low maintenance garden to the rear and allocated parking for 2 vehicles.

Tolly House would equally suit a family's needs as a permanent residence or, as its current use, a second home with a proven track record as a holiday let and the furniture, fixtures and fittings are available by separate negotiation. Please note that an annual service charge (currently £250) is payable covering the maintenance of the shared driveway and communal areas.

## **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.





## **ENTRANCE HALL**

2.16m x 1.71m (7' 1" x 5' 7")

A panelled front door leads into the entrance hall with staircase to the first floor landing, tiled flooring, coved ceiling and doors to the kitchen/dining room, sitting room and utility/cloakroom.

## **UTILITY/CLOAKROOM**

2.16m x 2.06m (7' 1" x 6' 9") at widest points.

Window to front, recess with space and plumbing for a washing machine, pedestal wash basin, WC, tiled flooring, extractor fan.

## **SITTING ROOM**

4.99m x 3.04m (16' 4" x 10' 0")

A bright and spacious room with glazed double doors and side light windows to rear garden, recessed fireplace with a raised flagstone hearth and timber mantel housing a cast iron wood burning stove. Engineered oak flooring with underfloor heating, ceiling recessed downlighters.

## **KITCHEN/DINING ROOM**

7.31m x 2.87m (24' 0" x 9' 5")

A fabulous family kitchen with window to front and glazed double doors leading to the rear garden. Excellent range of floor and wall mounted storage units in light oak finish, extensive polished granite worksurfaces and upstands incorporating a white ceramic one and a half bowl sink unit with mixer tap. 4 ring hob with extractor over and splashback, fitted double oven and fitted dishwasher.

Tiled flooring with underfloor heating, space for an American style fridge/freezer. ceiling recessed downlighters, coved ceiling and a partly glazed door leading outside to the side of the property.

## **FIRST FLOOR LANDING**

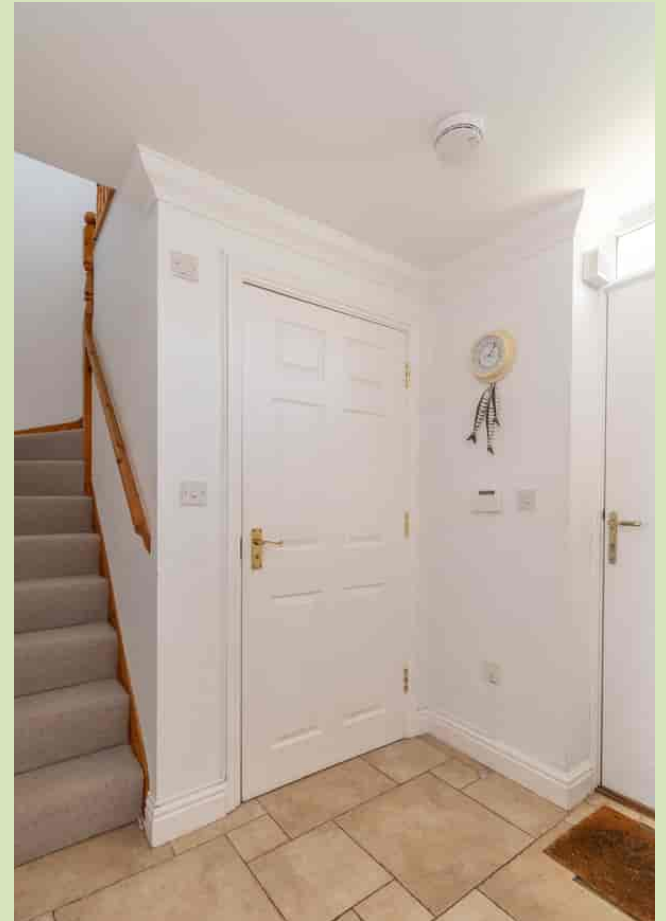
Twin windows to front, staircase to second floor landing, radiator and doors to the 2 first floor bedrooms and family shower room.

## **BEDROOM 1**

4.99m x 3.94m (16' 4" x 12' 11")

Window to rear, built-in cupboard housing the hot water cylinder, engineered oak flooring, radiator, coved ceiling and a door leading into:







## **EN SUITE BATHROOM**

2.87m x 1.85m (9' 5" x 6' 1")

Window to rear, suite comprising panelled bath with a chrome mixer shower over and glass screen, pedestal wash basin and WC. Full height tiling, tiled flooring, chrome heated towel rail, shaver socket, extractor fan, ceiling recessed downlighters.

## **BEDROOM 2**

3.04m x 2.87m (10' 0" x 9' 5")

Window to side, engineered oak flooring, radiator, ceiling recessed downlighters, coved ceiling.

## **FAMILY SHOWER ROOM**

2.15m x 1.91m (7' 1" x 6' 3")

Window to front, suite comprising fully tiled shower cubicle with a chrome mixer tap, vanity unit with inset basin and WC, full height tiling, tiled flooring, chrome heated towel rail, extractor fan.

## **SECOND FLOOR LANDING**

Linen cupboard and doors to the 2 second floor bedrooms.

## **BEDROOM 3**

4.91m x 2.82m (16' 1" x 9' 3")

Window to rear, porthole window to side, 2 double built-in wardrobe cupboards with hanging space and shelving, engineered oak flooring, radiator, access to loft space, ceiling recessed downlighters.

## **BEDROOM 4**

4.91m x 2.88m (16' 1" x 9' 5")

Window to rear, 2 double built-in wardrobe cupboards with hanging space and shelving, engineered oak flooring, radiator, ceiling recessed downlighters.

## **OUTSIDE**

To the front of the property there is a small terrace behind picket fencing and flagstone pathway leading to the entrance door and the rear garden via the side.

The rear garden is enclosed and private with a sunny southerly aspect and has been laid out for ease of maintenance. Extensive patio, neat artificial lawned area, shrub borders, inset mature tree, mature beech hedging and secure fencing to boundaries. Gated access to parking area.





## **PARKING AREA**

2 allocated parking spaces immediately behind the property where there is also a lockable shed for garden tools and bike storage etc.

## **DIRECTIONS**

Market Lane can be found off Burnt Street to the south of Wells-next-the-Sea town centre. Leaving the town centre towards Fakenham on the B1105 turn left into Burnt Street, signposted Blakeney, after 400m turn right into Market Lane. Turn right into Manor Farm Drive, a small private cul-de-sac, where you will see Tolly House (number 4) a little further up on the left-hand side.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Gas-fired underfloor central heating to the ground floor and radiators to the rest of the house. EPC Rating Band TBC.

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

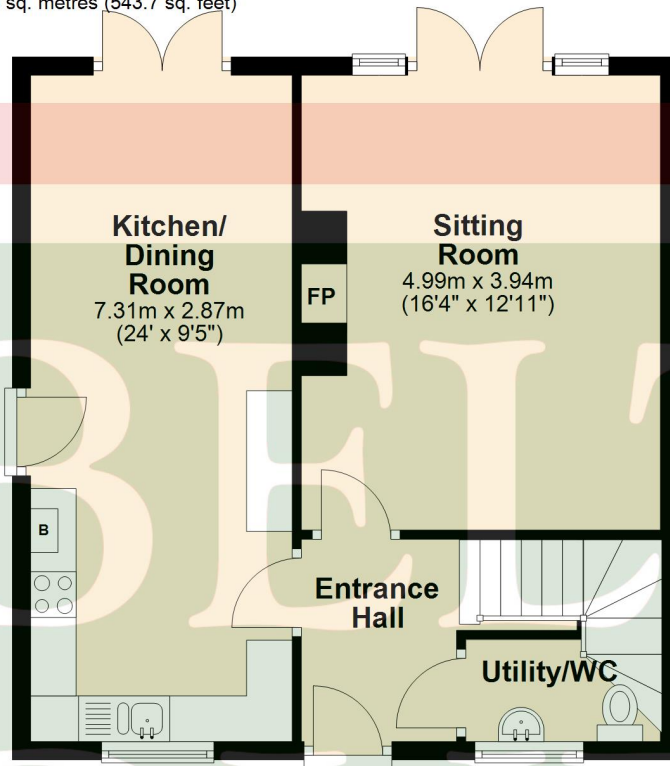
Strictly by appointment with the agent.





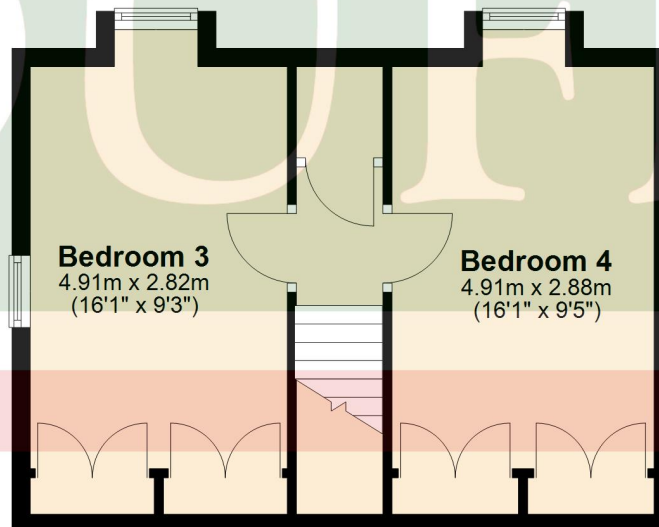
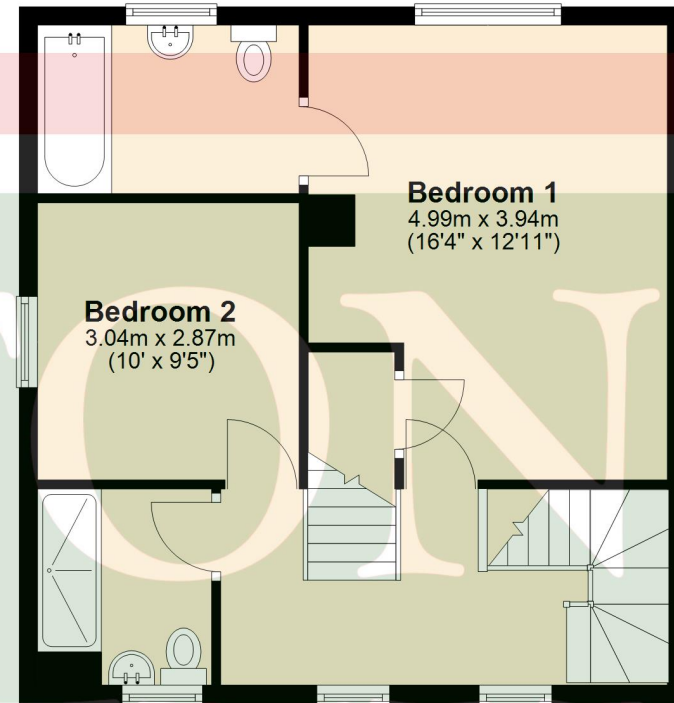
## Ground Floor

Approx. 50.5 sq. metres (543.7 sq. feet)



## First Floor

Approx. 50.0 sq. metres (538.5 sq. feet)



## Second Floor

Approx. 34.3 sq. metres (369.7 sq. feet)

Total area: approx. 134.9 sq. metres (1451.9 sq. feet)





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