



Tinkers Cottage, Wells-next-the-Sea
Guide Price £420,000

BELTON DUFFEY

TINKERS COTTAGE, BOLTS CLOSE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1JP

A charming detached period cottage situated in a tucked away location just moments from the centre of the seaside town of Wells-next-the-Sea. No chain.

DESCRIPTION

Tinkers Cottage is a charming detached period cottage situated in a tucked away location just moments from The Quay and Staithe Street, the main shopping street at the seaside town of Wells-next-the-Sea. The property has spacious well laid out characterful accommodation comprising an entrance porch, kitchen/dining room with a wide opening to the sitting room plus a rear lobby with utility facilities and a ground floor shower room. Upstairs, the galleried landing leads to 2 large double bedrooms, both with vaulted ceilings. Further benefits include gas-fired central heating, UPVC double glazed windows and doors, pine internal latch doors, an exposed brick fireplace and a useful cellar.

Outside, there is a pretty west facing cottage style garden which has been landscaped for ease of maintenance. All of this combine to make Tinkers Cottage an ideal permanent home close to amenities or a second home with holiday letting potential. The furniture, fixtures and fittings are available by separate negotiation.

Tinkers Cottage is being offered for sale with no onward chain.



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. After 3 years of restoration, the Quay also sees the welcome return of The Albatros (a former Dutch cargo ship) which is permanently moored and will reopen soon offering its own unique forms of hospitality. 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.

PORCH

A partly glazed UPVC entrance door leads from the property's garden into the entrance porch with space for coat hooks and shoe storage etc. Radiator, window to the side and an opening to:

KITCHEN/DINING ROOM

4.89m x 3.05m (16' 1" x 10' 0")

Open plan kitchen/dining room comprising:

KITCHEN AREA

A range of base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Integrated appliances including an oven and ceramic hob with an extractor over, fridge freezer and dishwasher. Feature exposed brick former fireplace, latch door opening onto the staircase down to the cellar. Open plan to:

DINING AREA

Double aspect windows to the front and side overlooking the garden, radiator, room for a dining table and chairs. Wide opening to:

SITTING ROOM

4.60m x 3.15m (15' 1" x 10' 4")

Exposed brick fireplace with display shelving to one side, radiator, window overlooking the rear courtyard garden. Staircase leading up to first floor landing and a latch door leading into:



REAR HALLWAY

2.33m x 1.12m (7' 8" x 3' 8")

Laminate worktop with space and plumbing under for a washing machine, Viessmann gas-fired boiler, radiator. Partly glazed UPVC door leading outside to the rear courtyard garden and a latch door leading into:

SHOWER ROOM

2.29m x 1.69m (7' 6" x 5' 7")

A suite comprising a large shower cubicle with a chrome mixer shower and a vanity storage unit incorporating a wash basin and concealed cistern WC. 2 towel radiators, illuminated mirror, vinyl flooring and a window to the rear with obscured glass.

CELLAR

4.02m x 2.09m (13' 2" x 6' 10")

Useful cellar space with a radiator and UPVC window providing natural light.

FIRST FLOOR LANDING

Galleried landing with a vaulted ceiling, exposed beams and Velux window. Latch doors to the 2 bedrooms.

BEDROOM 1

4.89m x 3.63m (16' 1" x 11' 11") at widest points

L-shaped bedroom with a full height vaulted ceiling with exposed beams. Fitted wardrobe and storage unit, radiator and double aspect windows to the front and side overlooking the garden.

BEDROOM 2

4.71m x 2.75m (15' 5" x 9' 0")

Full height vaulted ceiling with exposed beams, fitted wardrobe and storage unit, radiator and double aspect windows to the front and side,.

OUTSIDE

Tinkers Cottage is accessed over a gravelled walkway off Bolts Close which leads to timber double gates opening onto the property's west facing garden. The garden has been attractively landscaped for ease of maintenance comprising paved and gravelled terraces with walkways and well stocked plant beds. Fenced boundaries, timber shed, small covered store, outside tap, lighting and power sockets.

There is also a small private east facing courtyard garden to the rear of the cottage with partly walled boundaries, perimeter borders and space for a bistro table and chairs, outside lighting and power sockets.

DIRECTIONS

On foot from Belton Duffey's Wells-next-the-Sea office, turn left into Staithe Street heading south and continue to the end. Turn left onto Station Road and take the first left into Bolts Close where you will see the gravelled pathway to Tinkers Cottage approximately 50 yards further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band E.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C.

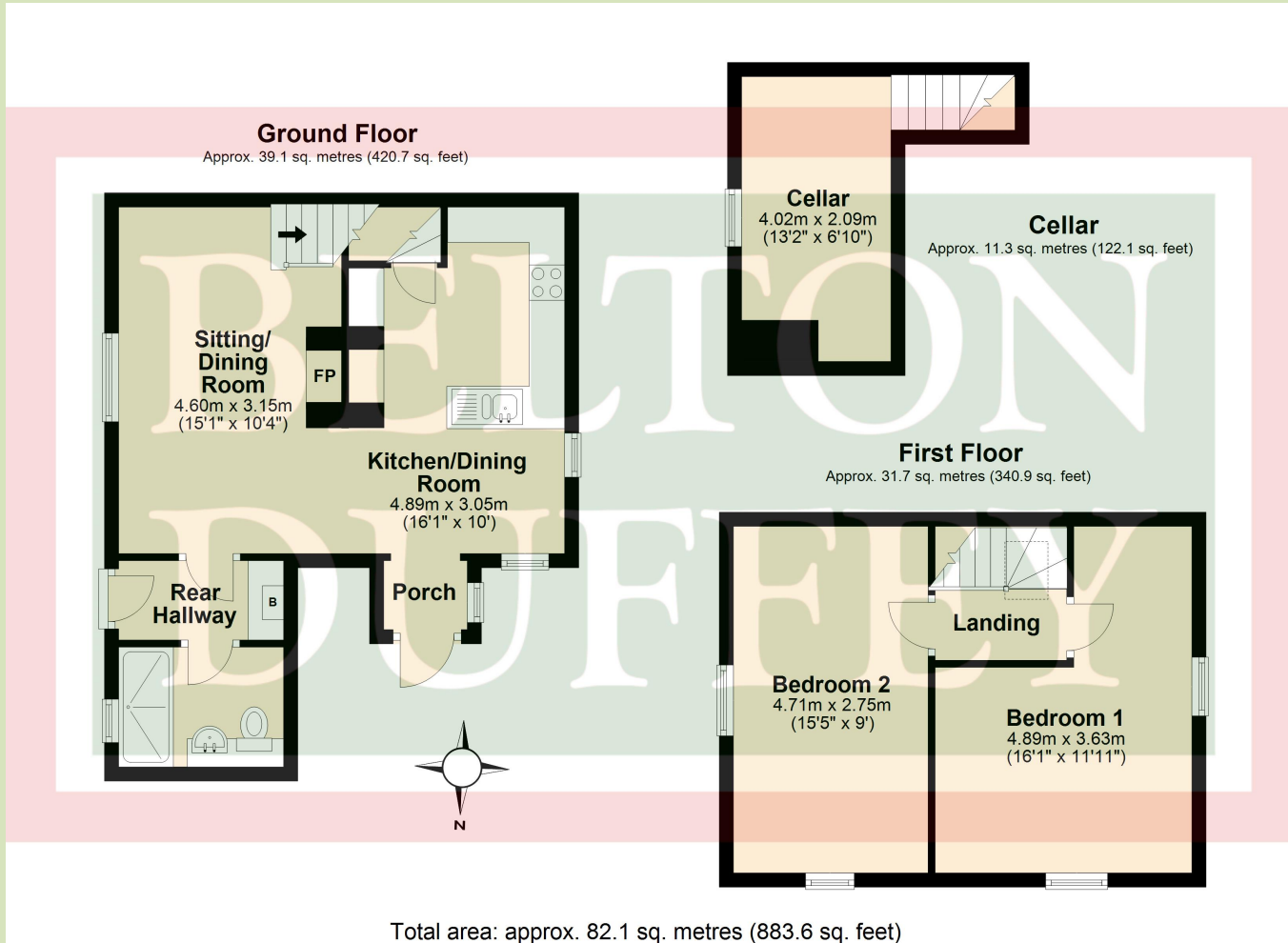
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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