



1-3 Barn Cottages, Wells-next-the-Sea
Guide Price £799,950

BELTON DUFFEY



1-3 BARN COTTAGES, SHOP LANE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1AW

2 PROPERTIES. Rare opportunity to acquire a spacious detached single storey property with a self-contained annexe right in the heart of town.

DESCRIPTION

1-3 Barn Cottages is a rare opportunity to purchase 2 self-contained residential properties right in the heart of Wells-next-the-Sea and just a moment's walk from the town's main shopping street and the Quay. The property dates back to the early 1800s when it was built to house and maintain the Wells steam engine which was pulled out of the barn on railway tracks to Standard Road and to the Quay to power the machinery for the construction and work on the ships.

In more recent years, the current owner's family has converted the building to now provide 2 self-contained residential properties. Number 1-2, which the owner lives in, has spacious flexible 2 bedroom accommodation with a pretty walled courtyard garden and a covered seating area. Number 3 is a 1 bedroom annexe with a small courtyard garden and is currently a successful holiday let. However, the properties do lend themselves to other potential uses and reconfiguration (subject to the necessary permissions) offering scope to provide a permanent home, perhaps for a multi generational family, a second home and/or a holiday lettings business.

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.

MAIN PROPERTY: 1-2 BARN COTTAGES

Accessed off Shop Lane with a pretty walled courtyard garden and accommodation comprising:



BOOT ROOM

2.60m x 2.32m (8' 6" x 7' 7")

A partly glazed composite entrance door with a glazed panel to the side leads from the front of the property into the boot room with space for freestanding furniture, coat hooks and shoe storage etc. Sun tunnel providing natural light, tiled floor and a door leading into:

HALLWAY

Large walk-in storage recess, engineered oak flooring, electric radiator and access to the principal rooms.

KITCHEN/LIVING SPACE

4.51m x 6.86m (14' 10" x 22' 6")

Split level open plan kitchen/living space comprising:

KITCHEN AREA

Range of painted pine base and wall units with laminate worktops incorporating a white ceramic sink, tiled splashbacks. Integrated appliances including double oven, electric hob, dishwasher, fridge and freezer. Engineered oak flooring, shelved cupboard, extractor, window to the front and step leading down to:

LIVING SPACE

Room for sofas and a dining table and chairs etc, wood burning stove on a slate hearth, 2 electric radiators, engineered oak flooring, loft hatch, recessed ceiling lights. Opening to the hallway, window to the east and a partly glazed door leading into:

BEDROOM 1

4.51m x 3.22m (14' 10" x 10' 7") at widest points.

Electric radiator, window to the east, opening to the hallway, laminate flooring and a door leading into:

EN SUITE SHOWER ROOM

2.05m x 1.66m (6' 9" x 5' 5")

Walk-in shower enclosure with a chrome mixer shower with oversized shower head and hand held attachment, pedestal wash basin and WC. Ceramic tiled floor with underfloor heating, white towel radiator, extractor fan, recessed ceiling lights and window to the east.

BEDROOM 2

2.60m x 3.47m (8' 6" x 11' 5")

Curtained off walk-in wardrobe, vinyl flooring, high level window to the west and UPVC French doors leading outside to the courtyard garden.

SITTING ROOM

5.63m x 4.05m (18' 6" x 13' 3") at widest points.

Wood burning stove with an exposed flue, electric radiator, engineered oak flooring, window to the west and UPVC French doors leading outside to the courtyard garden. Door to the utility room and an archway to the side hall.



UTILITY ROOM

3.25m x 1.54m (10' 8" x 5' 1")

Stainless steel base unit incorporating a sink and drawers, worktop with space and plumbing under for a washing machine, tumble dryer space. Wall cupboard, vinyl flooring, tiled splashbacks and a rooflight window.

SIDE HALL

Tiled flooring, partly glazed composite door leading outside to the walkway to the side of the property. Door to:

BATHROOM

2.24m x 1.70m (7' 4" x 5' 7")

Jacuzzi bath with a shower mixer tap, vanity storage unit incorporating a wash basin, WC. Ceramic tiled floor with underfloor heating, chrome towel radiator, extractor fan and window to the east.

COURTYARD GARDEN

Split level walled courtyard with decked terraces and a wide opening to:

COVERED SEATING AREA

3.22m x 2.83m (10' 7" x 9' 3") Timber decked with 2 Velux roof light windows, lighting and power point.

ANNEXE: 3 BARN COTTAGES

Accessed over a walkway to the side of the property with a small courtyard garden and accommodation comprising:

ANNEXE LIVING/DINING ROOM

5.55m x 4.73m (18' 3" x 15' 6") at widest points.

A partly glazed composite door leads from the courtyard garden into the living/dining room with roof light providing natural light, electric radiator, stone hearth with space for an electric stove. Partly glazed composite door and a window to the east, wide archway to the bedroom and opening leading to:

ANNEXE KITCHEN

3.11m x 1.83m (10' 2" x 6')

Range of painted pine base units with laminate worktops incorporating a stainless steel sink, tiled splashbacks. Space for a cooker with stainless steel extractor over, fridge freezer space, electric radiator, natural stone tiled floor and a window to the north.

ANNEXE BEDROOM

3.31m x 2.44m (10' 10" x 8')

Built-in cupboard, obscured glass window to the living/dining room and door leading into:



ANNEXE BATHROOM

1.65m x 1.99m (5' 5" x 6' 6")

Bath with a shower mixer tap, chrome mixer shower and glass shower screen over, wall mounted wash basin and WC. Tiled floor and walls, chrome towel radiator, extractor fan and a window to the east.

OUTSIDE

The main property, 1-2 Barn Cottages is approached off Shop Lane over a paved area to the front entrance door with outside light. There is a pretty walled courtyard garden accessed from French doors in bedroom and the sitting room with split level decked terracing and a covered seating area.

A pathway to the side provides access to the side of the property where a walkway leads to the annexe, 3 Barn Cottages. The annexe has its own walled courtyard garden to the north with a seating area and garden shed. Please note that the property to the north has a pedestrian right of way over the pathway.

DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office, head north down Staithe Street towards the Quay for approximately 200 yards and turn right into Shop Lane. Continue past the row of terraced cottages on the right and you will see the properties a few yards further up on the left-hand side.

OTHER INFORMATION

SERVICES: Mains water, mains drainage and mains electricity. Electric radiator and underfloor heating.

1-2 Barn Cottages - EPC Rating Band E. 3 Barn Cottages - EPC Rating Band G.

COUNCIL TAX: North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN.

1-2 Barn Cottages - Council Tax Band B. 3 Barn Cottages - n/a (Registered for Business Rates).

TENURE

This property is for sale Freehold.

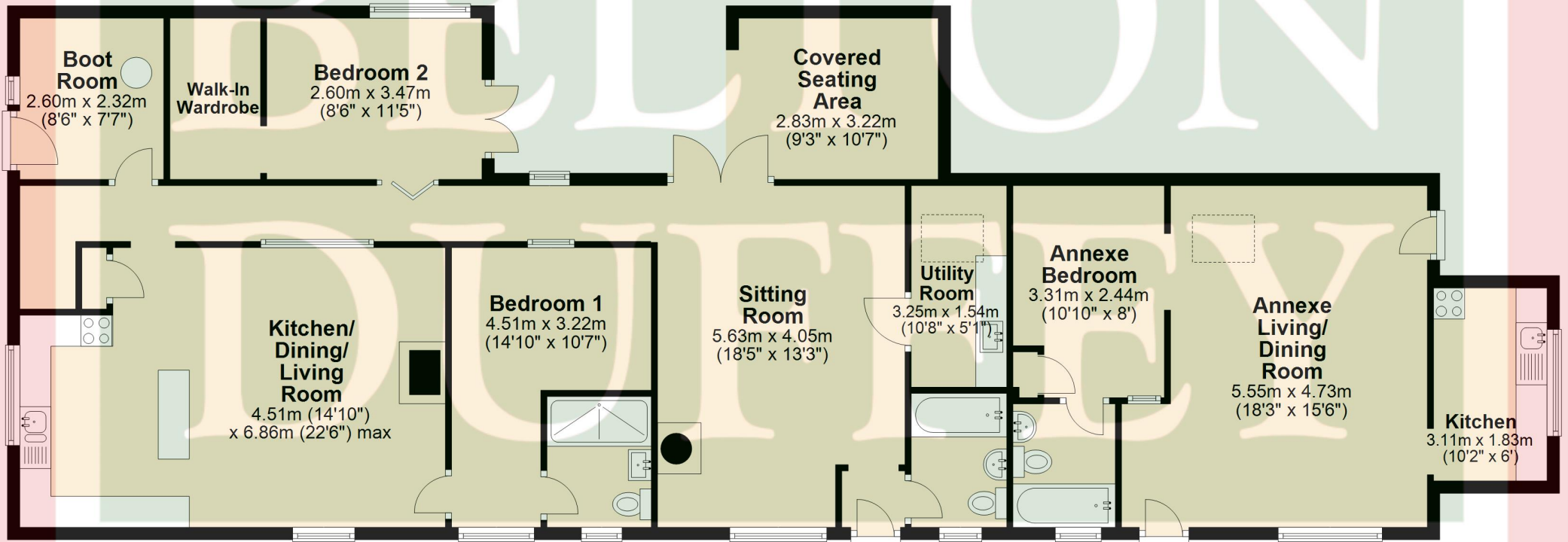
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 148.6 sq. metres (1600.0 sq. feet)



Total area: approx. 148.6 sq. metres (1600.0 sq. feet)



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