



**Burnham Cottage, Wells-next-the-Sea**  
**Offers in Excess of £400,000**

**BELTON DUFFEY**



# **BURNHAM COTTAGE, 68 FREEMAN STREET, WELLS-NEXT-THE-SEA, NORFOLK,NR23 1BA**

A charming Grade II Listed period brick and flint cottage with 2 bedrooms, attractive gardens and first floor views out towards the sea. No onward chain.

## **DESCRIPTION**

Burnham Cottage is a charming mid terrace Grade II Listed brick and flint cottage situated in a convenient location just a short walk from the quay at Wells-next-the-Sea with distant views from the rear towards the pinewoods and Lifeboat Station beyond. There is well presented characterful accommodation comprising a sitting room with a wood burning stove, kitchen, dining area and a ground floor bathroom with 2 bedrooms upstairs. Outside, there is a small front garden and a lawned garden to the rear with a patio area.

Burnham Cottage is a much loved second home for the current owners and a successful holiday lettings business but would also make an ideal permanent residence close to all of the facilities Wells-next-the-Sea has to offer. The property is being offered for sale with no onward chain and the furniture, fixtures and fittings are available by separate negotiation.



## 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.

## SITTING ROOM

3.89m x 3.72m (12' 9" x 12' 2")

A partly glazed timber door leads from garden to the front of the property into the sitting room with a sash window to the front and a brick fireplace housing a wood burning stove on a pamment tiled hearth with an oak mantel. Fitted cupboard with TV shelf and display shelves to the side, ceiling rose, pine floorboards, central ceiling beam, enclosed meter box, TV and telephone points.

Steps leading down to:

## DINING AREA

3.00m x 1.94m (9' 10" x 6' 4")

Period corner wall cupboard, understairs storage cupboard and tiled floor with underfloor heating. Open plan to:

## KITCHEN

3.00m x 2.36m (9' 10" x 7' 9")

A range of cream base units with beech block worktops incorporating a stainless steel one and a half bowl sink, tiled splashbacks and display shelves. Integrated appliances including an oven, electric hob and fridge/freezer, space and plumbing for a washing machine. Recessed ceiling lights, tiled floor with underfloor heating, window overlooking the rear garden and a glazed UPVC door leading outside. Access to the staircase to the first floor landing and a latch door to:







## **LOBBY**

Cupboard housing the hot water cylinder, tiled floor with underfloor heating and a latch door leading into:

## **GROUND FLOOR BATHROOM**

2.40m x 1.48m (7' 10" x 4' 10")

Contemporary suite comprising a bath with a chrome mixer shower over and glass shower screen, vanity cupboard incorporating a wash basin recessed into a marble top, WC. Tiled floor with underfloor heating, tiled walls, chrome towel radiator, extractor, mirrored wall cabinet and a window to the rear.

## **FIRST FLOOR LANDING**

Accessed via a staircase leading from the kitchen with a feature oars handrail. Wall cupboard, loft hatch and a small window with views to the rear.

## **BEDROOM 1**

3.97m x 3.43m (13' x 11' 3") at widest points.

Electric radiator, south facing sash window to the front, ceiling rose.

## **BEDROOM 2**

3.03m x 1.99m (9' 11" x 6' 6")

Curtained off hanging space, electric radiator and a window with distant views towards the pinewoods and Lifeboat Station beyond.

## **OUTSIDE**

Burnham Cottage is set back a little way off Freeman Street behind a low brick wall with a quarry tiled pathway which leads to the front door. There is a small, low maintenance front garden with various plants and space for planters etc.

A pedestrian right of way to the side of the adjacent neighbouring property gives access to the rear garden. The outside space is a good size with a sandstone patio area and a step down to a lawn with a timber shed and log store.

## **DIRECTIONS**

On foot from Belton Duffey's Wells-next-the-Sea office, turn right down Staithe Street and continue to the end. At the T-junction, turn left, and continue past the Quay, and further along to Freeman Street. Continue along Freeman Street where you will see Burnham Cottage further down on the right-hand side.

## OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric underfloor heating to the ground floor and electric radiators upstairs. EPC Rating Band n/a (Grade II Listed building).

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

## TENURE

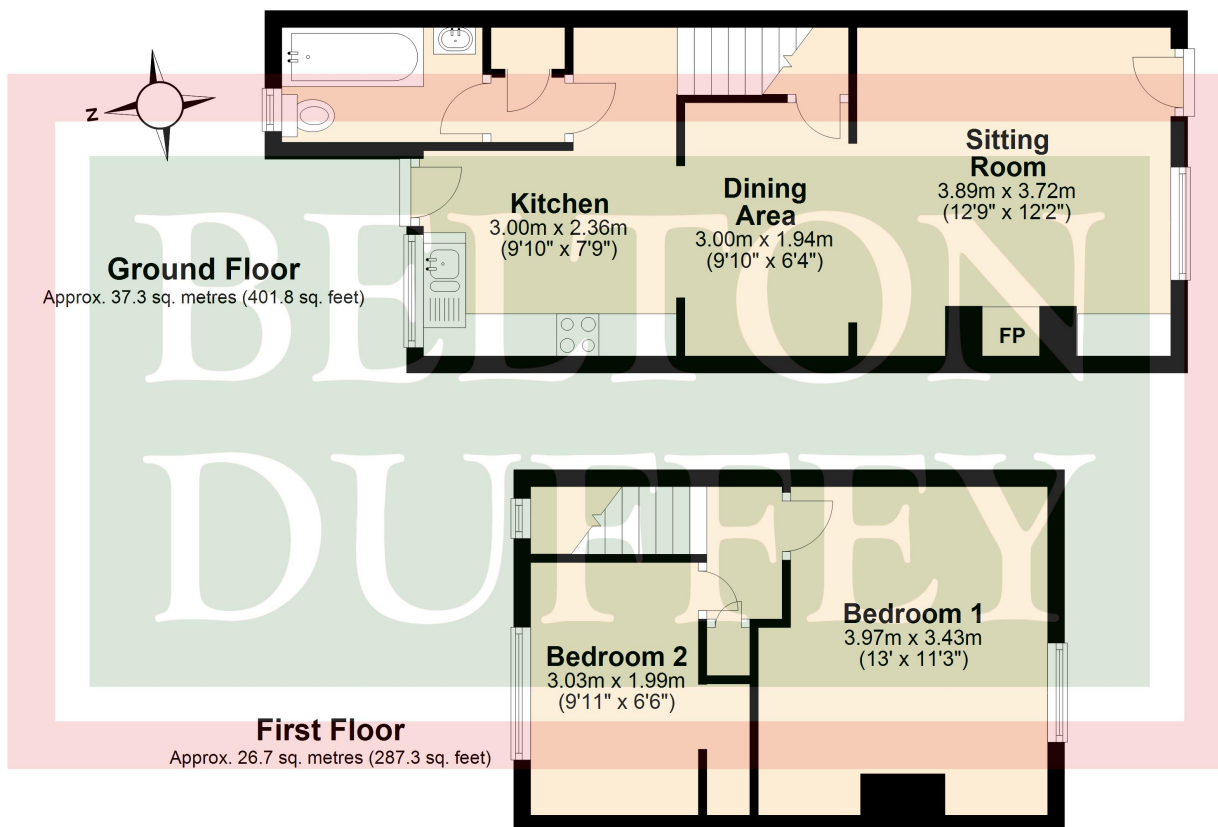
This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.







Total area: approx. 64.0 sq. metres (689.1 sq. feet)





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