



Chestnuts, Wells-next-the-Sea
Offers in Excess of £600,000

BELTON DUFFEY

CHESTNUTS, STANDARD ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1JU

A fabulous 1970s contemporary house standing in good sized gardens and grounds, minutes from the Quay at Wells-next-the-Sea. No chain.

DESCRIPTION

Chestnuts is an exciting opportunity to purchase a fabulous individual architect designed house in a convenient location just a couple of minutes' walk from the Quay and the centre of the seaside town of Wells-next-the-Sea. The property stands in grounds once forming the orchard to the adjacent Mill House and was designed by the late father of the current owner and built in 1974 in a style inspired by mid-century modern Scandinavian summer house design.

This design cleverly allows for lots of natural light throughout its two-storey accommodation, with many large sliding windows positioned to overlook the south facing gardens. Despite being 50 years old, the main living space is ideally suited for modern living with a large vaulted open plan living/dining room with a wood-burning stove and kitchen off. There is also a ground floor double bedroom and shower room. The open tread staircase leads up to the first floor landing which is galleried to the living area below and provides access to the 2 upstairs double bedrooms, both with full height vaulted ceilings and double aspect windows. Outside, the property has extensive driveway and an attractive good sized south facing garden.

Individual detached properties this close to the Quay are rare and Chestnuts, offered for sale with no onward chain, would be suitable for a comfortable permanent home or a holiday retreat with lettings potential. Some of the furniture, fixtures and fittings are also 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. 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.

OPEN PLAN LIVING/DINING ROOM

6.25m x 5.23m (20' 6" x 17' 2")

A solid timber entrance door leads from the driveway to the front of the property into the open plan living/dining room with a full height vaulted ceiling. Contemporary wood burning stove on a stone hearth with an exposed flue, night storage heater. Triple aspect with windows to the front and side and fully glazed sliding doors leading outside to the rear garden. Partly pine panelled walls and ceiling, quarry tiled floor to the dining area and an open tread pine staircase leading up to the galleried first floor landing.

Doors to bedroom 3 and the ground floor shower room. Opening to:

KITCHEN AREA

3.12m x 2.15m (10' 3" x 7' 1")

Range of fitted base and wall units with pine worktops, display shelves and a stainless steel sink, tiled splashbacks. Cooker space and space for a fridge freezer, quarry tiled floor, partly pine panelled walls and ceiling, window to the side and a partly glazed door leading outside to the side of the property.

SHOWER ROOM

1.74m x 1.73m (5' 9" x 5' 8")

A white suite comprising a shower cubicle with a mixer shower and shower curtain, pedestal wash basin and WC. Partly pine panelled walls, timber flooring and a window to the front with obscured glass.



BEDROOM 3

3.12m x 2.93m (10' 3" x 9' 7")

Timber panelled walls and ceiling, built-in wardrobe cupboard, window to the side and a large glazed sliding door leading outside to the rear garden.

GALLERIED LANDING

3.09m x 1.65m (10' 2" x 5' 5")

Spacious landing galleried to the living space below with a full height pine panelled vaulted ceiling and doors to the 2 upstairs bedrooms.

BEDROOM 1

5.23m x 3.12m (17' 2" x 10' 3")

Full height pine panelled vaulted ceiling, feature pine panelled wall and double aspect windows to the side and overlooking the rear garden.

BEDROOM 2

5.23m x 3.09m (17' 2" x 10' 2")

Full height pine panelled vaulted ceiling, built-in wardrobe cupboard also housing the hot water cylinder, feature pine panelled wall and double aspect windows to the side and overlooking the rear garden.

OUTSIDE

Chestnuts is approached off Standard Road onto an extensive gravelled driveway to the front and side of the property providing parking for several vehicles, boat, caravan, etc. The attractive main gardens are south facing and comprise a good sized lawn with well stocked perimeter borders and 3 magnificent horse chestnut trees along the western boundary.

A walkway to the east leads to the side entrance door where there is a timber garden shed and log store.

DIRECTIONS

From Belton Duffey's office in Wells-next-the-Sea, turn left into Staithe Street. At the top of the street, turn left into Station Road. At the T-junction, turn left into Standard Road where the property can be found about 50 yards along on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric night storage heating. EPC Rating Band F.

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

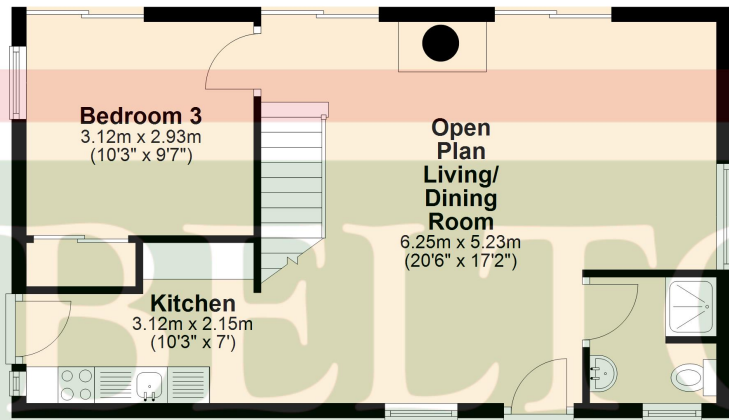
TENURE

This property is for sale Freehold.

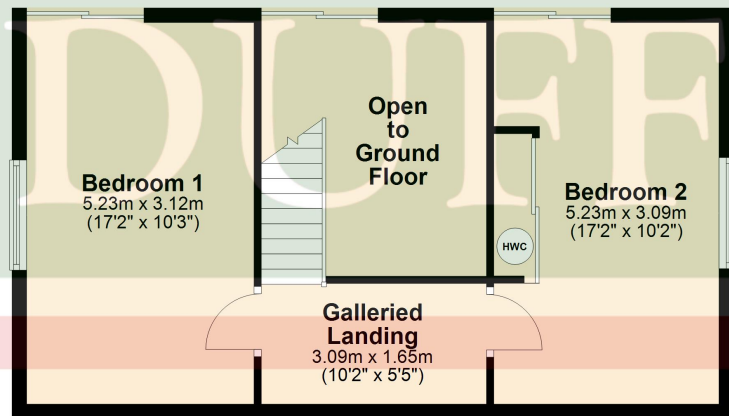
VIEWING

Strictly by appointment with the agent.





Ground Floor
Approx. 49.5 sq. metres (533.1 sq. feet)



First Floor
Approx. 37.9 sq. metres (408.1 sq. feet)

Total area: approx. 87.4 sq. metres (941.2 sq. feet)





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