



**Hillcrest, Wells-next-the-Sea**  
**Guide Price £1,200,000**

**BELTON DUFFEY**





# HILLCREST, 100 MILL ROAD, WELLS-NEXT-THE-SEA, NORFOLK,NR23 1RE

A substantial 3 storey detached family house with a self-contained annexe, standing in 1/3 acre gardens (sts) with views towards the sea.

## DESCRIPTION

Hillcrest is a detached family house situated on the edge of the seaside town of Wells-next-the-Sea with far reaching views towards the sea. The property has an extensive gravelled driveway with a garage and an attractive garden to the rear, in all amounting to approximately one third of an acre (subject to survey).

The current owners have carried out an extensive programme of extension and refurbishment to now create a superb contemporary house with no expense spared. A particular highlight, and the real hub of the house, is an impressive open plan kitchen/breakfast/living room with a separate utility and cloakroom, and a wide archway to the dining room. A cosy sitting room completes the ground floor accommodation with a fireplace housing a wood burning stove. The spacious galleried landing upstairs leads to the 4 bedrooms and family bathroom, with the principal bedroom also having a dressing room, en suite bathroom and a Juliet balcony making the most of the fine views towards the sea. To the second floor, there is also a good sized study and a hobbies room.

Further benefits include gas-fired central heating, sage green UPVC windows and doors, oak veneer internal doors, exposed pine floorboards, a well appointed kitchen with a large island unit and stone worktops, and luxuriously equipped bathrooms.

To the rear of the property, there is also a self-contained annexe with open plan kitchen/dining/living space, a double bedroom and shower room and its own small courtyard garden. A recently constructed garden studio building provides a gym and a workshop but also lends itself to a variety of other uses.

## 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

A partly glazed composite door with a storm porch and light over leads from the front of the property into the entrance hall with a recessed door mat and staircase leading up to the galleried first floor landing. Column radiator and a door leading into:







## **OPEN PLAN KITCHEN/BREAKFAST/LIVING ROOM**

8.33m x 5.49m (27' 4" x 18' 0") at widest points. Comprising:

### **KITCHEN/BREAKFAST AREA**

A range of base and wall units with stone worktops and upstands incorporating a white ceramic one and a half bowl sink unit. Integrated appliances including 2 ovens, microwave, ceramic hob, dishwasher and fridge freezer. Island unit with space under for bar stools and wiring for pendant lights above, column radiator. Door to the utility room, opening to the sitting room and a window and French doors leading outside to the rear garden. Open plan to:

### **LIVING AREA**

Space for a settee and armchairs etc, 2 vertical column radiators, wide opening to the dining room and French doors leading outside to the rear garden.

## **UTILITY/BOOT ROOM**

3.48m x 2.34m (11' 5" x 7' 8") A range of base units with stone worktops with spaces and plumbing under for a washing machine and tumble dryer, space for coat hooks and shoe storage, cupboard housing the gas-fired central heating boiler and hot water cylinder. Window and a glazed composite door leading outside to the side of the property. Door leading into:

## **CLOAKROOM**

Vanity storage unit incorporating a wash basin, WC, radiator, extractor fan and a window with obscured glass to the rear.

## **DINING ROOM**

4m x 3m (13' 1" x 9' 10") Wiring for pendant lights over the dining area, exposed floorboards, radiator and a window to the front.

## **SITTING ROOM**

5m x 4.64m (16' 5" x 15' 3") at widest points. Fireplace housing a wood burning stove on a tiled hearth, exposed floorboards, radiator and a deep bay window to the front of the property.

## **FIRST FLOOR LANDING**

A spacious galleried landing with a staircase leading up to the second floor, column radiator, window to the front and doors to the 4 bedrooms and family bathroom.

## **BEDROOM 1**

4.66m x 3.53m (15' 3" x 11' 7") Window and French doors with a Juliet balcony with fine far reaching views over the rear garden and countryside beyond towards the sea. Radiator and doors to the dressing room and en suite bathroom.

## **DRESSING ROOM**

2.53m x 1.97m (8' 4" x 6' 6") Extensive range of hanging rails and storage units.

## **EN SUITE BATHROOM**

A white suite comprising a double ended bath with a central mixer tap, corner shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin on a marble worktop, WC. White towel radiator, wall mirrors, shaver point, extractor fan and an obscured glass window to the rear.

## **BEDROOM 2**

4m x 3.35m (13' 1" x 11' 0") Radiator and a window with fine far reaching views over the rear garden and countryside beyond towards the sea.







### **BEDROOM 3**

3.58m x 3.52m (11' 9" x 11' 7") Radiator and a window to the front.

### **BEDROOM 4**

4.05m x 3.21m (13' 3" x 10' 6") Radiator and a window to the front.

### **FAMILY BATHROOM**

A white suite comprising a double ended bath with a central mixer tap, corner shower cubicle with a chrome mixer shower, vanity storage units incorporating a wash basin and a concealed cistern WC. White towel radiator, extractor fan and an obscured glass window to the rear.

### **SECOND FLOOR LANDING**

Doors to the study and hobbies room.

### **STUDY**

3.97m x 3.76m (13' 0" x 12' 4") Radiator, access to eaves, 2 Velux windows to the side and rear with far reaching views.

### **HOBBIES ROOM**

3.97m x 2.38m (13' 0" x 7' 10") Radiator and a Velux window to the rear with far reaching views.

### **ANNEXE ACCOMMODATION**

#### **ANNEXE HALLWAY**

A partly glazed UPVC door leads from the rear garden into the annexe hallway with doors to the kitchen/dining/living room, bedroom and shower room.

#### **ANNEXE KITCHEN/DINING/LIVING ROOM**

6.5m x 3.06m (21' 4" x 10' 0") Comprising:

##### **KITCHEN AREA**

A range of base units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Cooker space with an extractor hood over, space for a fridge freezer, gas-fired boiler. Open plan to:

##### **DINING/LIVING AREA**

Radiator, room for a dining table, sofa and armchairs etc, window to the side and French doors leading outside to the annexe's own small courtyard garden.

#### **ANNEXE BEDROOM**

3.76m x 3.06m (12' 4" x 10' 0") Radiator and a window to the side with obscured glass.

#### **ANNEXE SHOWER ROOM**

A white suite comprising a shower cubicle with an electric shower, wall mounted wash basin and WC. White towel radiator, extractor fan, wall mirror.





## **OUTSIDE**

Hillcrest stands in a prominent elevated position set back from the road behind an extensive gravelled driveway providing parking for several cars/boat etc and leading to the garage. There are fenced and hedged boundaries and a step up to the front entrance porch with an outside light.

Tall timber double gates lead to the side of the property where there is space for refuse bin storage and the door to the boot room/utility. The rear garden beyond has an extensive gravelled terrace opening out from the kitchen/dining/living room with outside lighting and a good sized lawn beyond. A paved walkway leads to a range of storage sheds, paved patio and a barked children's play area to the rear. Fenced and hedged boundaries and fruit trees. The annexe also has its own small gravelled courtyard with outside lighting.

In all, the gardens and grounds amount to approximately one third of an acre (subject to survey).

## **GARAGE**

4.42m x 3.06m (14' 6" x 10' 0") Up and over door to the front, power and light and roof storage.

## **GARDEN STUDIO**

A recently constructed, soon to be completed, garden studio building currently providing:

GYM - 4.25m x 2.93m (13' 11" x 9' 7")

WORKSHOP - 4.62m x 4.26m (15' 2" x 14' 0")

## **DIRECTIONS**

From Belton Duffey's office in Wells-next-the-Sea, turn left up Staithe Street and turn right at the T-junction into Station Road which becomes Mill Road. Continue to the end and turn right at the T-junction onto Mill Road. Hillcrest is located approximately 500 yards further up on the right-hand side.

## **OTHER INFORMATION**

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

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

## **TENURE**

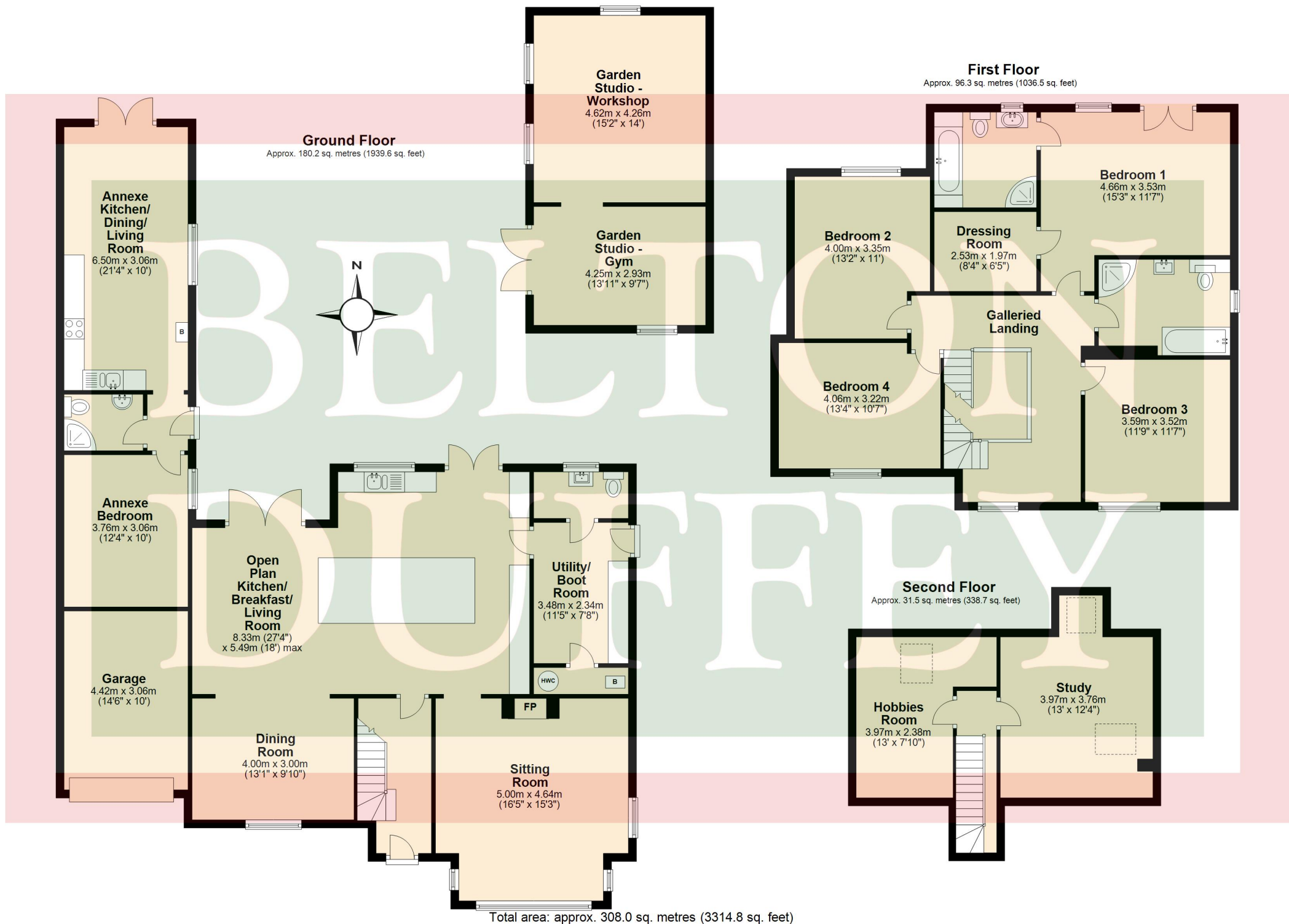
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.











## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

