



**Carisbrooke, Wells-next-the-Sea**  
**Guide Price £599,950**

**BELTON DUFFEY**







## **CARISBROOKE, 16 SHOP LANE, WELLS-NEXT-THE-SEA, NORFOLK,NR23 1AW**

A superb opportunity to purchase a house with potential to enhance and extend in a rarely available quiet location in the heart of town. No chain.

### **DESCRIPTION**

Carisbrooke is a superb opportunity to purchase this semi detached town house situated in a rarely available quiet traffic free and tucked away location just a few moments' walk from the main shopping street in the heart of Wells-next-the-Sea. The property is accessed via a walkway to the front, suspended over a low maintenance courtyard garden, with an attractive mainly lawned garden to the rear which leads to a parking space.

The property would now benefit from some refurbishment but also lends itself to extension, perhaps to include a conversion of the roof space (subject to the necessary permissions), making the most of the far reaching rooftop views towards the sea in the distance. The existing split-level accommodation comprises an entrance hall with a kitchen/dining room and sitting room with 3 bedrooms and a bathroom.

Carisbrooke 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.





## **FIRST FLOOR**

### **ENTRANCE HALL**

5.68m x 1.80m (18' 8" x 5' 11")

An elevated walkway leads to the front entrance porch with a glazed UPVC door and glazed panels above and to the side into the split level entrance hall. Built in storage cupboard, radiator, loft hatch, stairs leading down to the ground floor. Doors to the kitchen/breakfast room, sitting/dining room and shower room.

### **SITTING/DINING ROOM**

4.25m x 3.87m (13' 11" x 12' 8") at widest points.

Fireplace housing a gas-fired flame effect fire with a pine surround, 2 radiators and full height south facing windows to the front of the property.

### **KITCHEN/BREAKFAST ROOM**

4.31m x 3.28m (14' 2" x 10' 9") at widest points.

A range of fitted pitch pine base and wall units with laminate worktops over incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Integrated oven with a gas hob over and extractor hood, spaces and plumbing for a washing machine and fridge freezer.

Gas-fired combination boiler, built-in shelved pantry, room for a small breakfast table and chairs, radiator, vinyl flooring. Window overlooking the rear garden with rooftop views beyond and a partly glazed door leading outside onto the balcony.

### **SHOWER ROOM**

2.13m x 1.72m (7' 0" x 5' 8")

Wet room style shower area with an electric shower, vanity storage unit incorporating a wash basin, WC. Vinyl flooring, tiled splashbacks, radiator, extractor fan and a window to the rear with obscured glass.

## **GROUND FLOOR**

### **INNER HALLWAY**

Radiator and doors to the 3 bedrooms and cloakroom.







## **BEDROOM 1**

4.25m x 3.64m (13' 11" x 11' 11")

Radiator and a window overlooking the front garden.

## **BEDROOM 2**

3.49m x 3.35m (11' 5" x 11' 0") at widest points.

Built-in pitch pine wardrobe cupboard, radiator, window overlooking the rear garden and a partly glazed UPVC door leading outside.

## **BEDROOM 3**

2.70m x 2.54m (8' 10" x 8' 4")

Built-in cupboard, radiator and a window overlooking the rear garden.

## **CLOAKROOM**

2.43m x 1.81m (8' 0" x 5' 11")

Pedestal wash basin, macerator WC, radiator, understairs storage recess and a high level window to the front.

## **OUTSIDE**

Carisbrooke is accessed off Shop Lane to the front of the property over an elevated concrete walkway shared with the neighbouring property which leads to the covered entrance porch. Steps lead down to a south facing gravelled garden with well stocked shrub borders and a central feature winter flowering cherry tree.

A tall timber pedestrian gate to the side of the property leads to the attractive landscaped rear garden. Immediately behind the house, there is a shingled terrace with a galvanised staircase leading up to a balcony with room for a bistro table and chairs and far reaching rooftop views, door to the kitchen/breakfast room. Beyond, there is a lawned garden with perimeter borders, a useful brick built outbuilding and summerhouse.

A pedestrian gate to the rear leads to a gravelled courtyard, accessed via a right of way off Staithe Street, where Carisbrooke enjoys the use of an allocated parking space.

## **OUTBUILDING**

2.44m x 1.83m (8' 0" x 6' 0")

Useful brick built outbuilding with lighting and a window to the north.





## **DIRECTIONS**

On foot from Belton Duffey's Wells-next-the-Sea office, head north down Staithe Street towards the Quay. Continue for approximately 150 yards and turn right down the alleyway (Shop Lane) opposite the butcher's shop where you will see Carisbrooke a little further up on the left-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 D.

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.

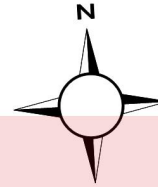




**Outbuilding**  
2.44m x 1.83m  
(8' x 6')

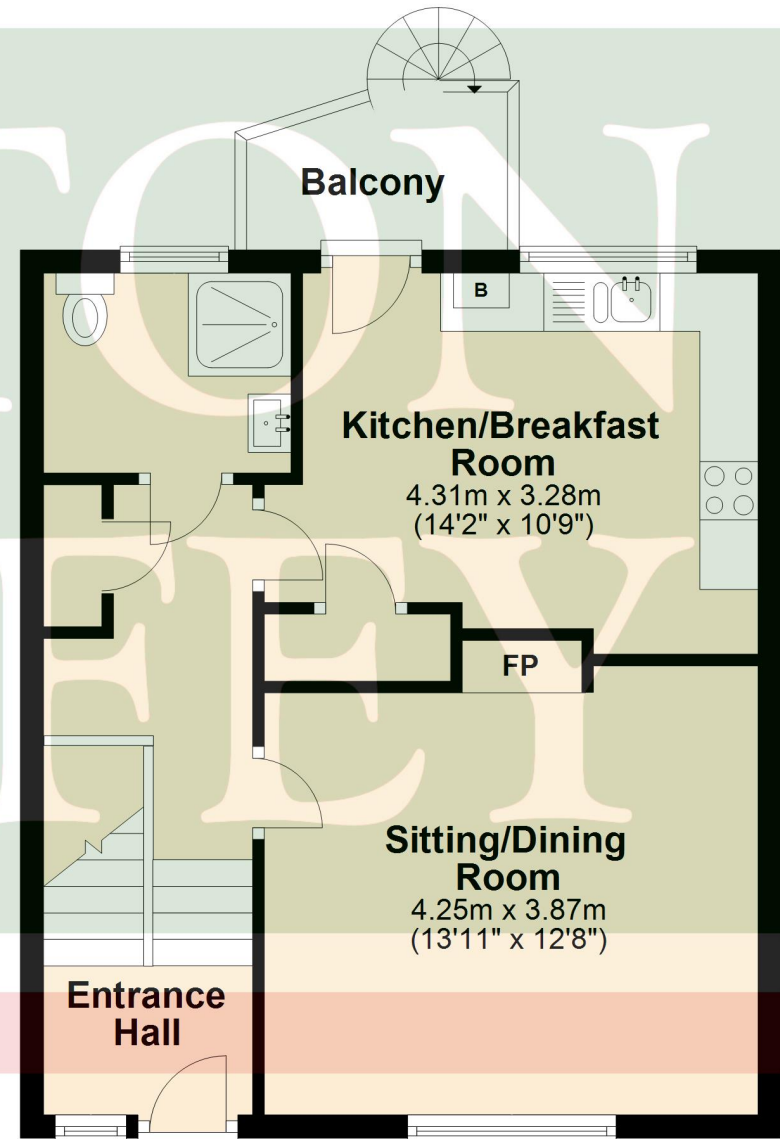
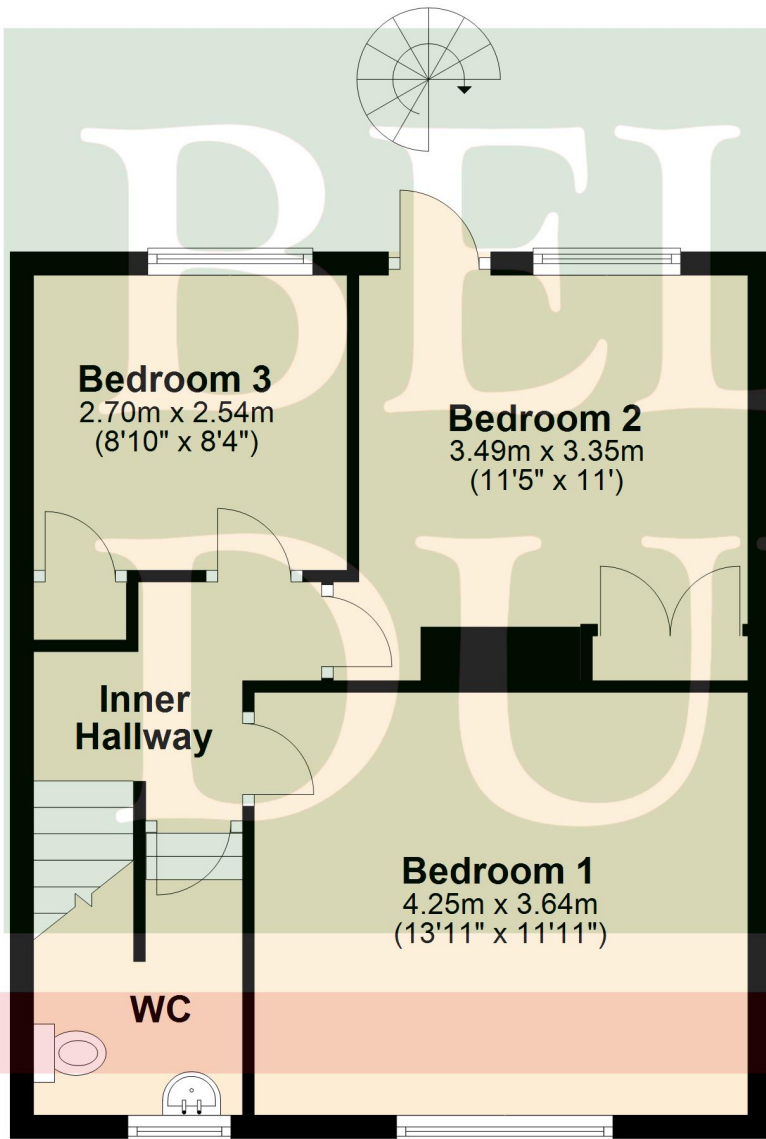
## Ground Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



Total area: approx. 89.5 sq. metres (963.1 sq. feet)



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