



4 Cadamys Yard, Wells-next-the-Sea
Guide Price £300,000

BELTON DUFFEY



4 CADAMYS YARD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1PT

A PERFECT BOLTHOLE: a freehold 2 bedroom first floor apartment with garage, parking space and a small patio area. No onward chain.

DESCRIPTION

4 Cadamys Yard is a rare opportunity to purchase a perfect bolthole in a convenient location only a few minutes walk from the centre of the ever popular seaside town of Wells-next-the-Sea. The name, Cadamys Yard, originates from the family of Cadamy who set up a blacksmiths on the site as far back as 1879.

The accommodation is on the first floor, accessed via an external staircase and comprises a glazed entrance lobby to a triple aspect open plan kitchen/dining/living room, 2 bedrooms and a bathroom. Outside the property stands behind a gravelled parking area which leads to an integral garage with utility facilities and a small patio area to the side.

Offered for sale with no onward chain, 4 Cadamys Yard has been a long term rental investment for the current owner but would also suit those buyers looking for a compact home close to amenities or a second home with holiday lettings potential.

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 LOBBY

A glazed entrance lobby, accessed via an external staircase to the side of the building. Glazed timber door leading into:



OPEN PLAN KITCHEN/DINING/LIVING ROOM

5.73m x 4.96m (18' 10" x 16' 3") at widest points.

A light and airy L-shaped room with windows to the front and rear and a pine panelled ceiling with recessed lighting. Comprising:

KITCHEN AREA

A range of base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Integrated oven and electric hob, space for a fridge freezer.

DINING/LIVING AREA

2 electric radiators and a pine latch door leading into:

INNER HALLWAY

Airing cupboard housing the hot water cylinder, coat hooks, loft hatch and pine latch doors to the 2 bedrooms and bathroom.

BEDROOM 1

2.89m x 2.41m (9' 6" x 7' 11")

Fitted wardrobe cupboard, electric radiator and a window to the front.

BEDROOM 2

2.89m x 1.8m (9' 6" x 5' 11")

Electric radiator and a window to the front.

BATHROOM

2.08m x 1.67m (6' 10" x 5' 6")

A suite comprising a panelled bath with an electric shower shower and glass shower screen over, pedestal wash basin and WC. Tiled splashbacks, shaver point and light, electric towel radiator and electric heater, extractor fan and a window to rear.

OUTSIDE

4 Cadamys Yard is set back from the yard behind a gravelled parking space which leads to the integral garage. There is a small patio area to the side with room for a table and chairs and BBQ etc and a paved walkway leading to the staircase at the side of the building up to the apartment.

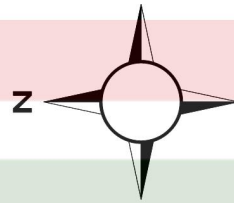
GARAGE

5.79m x 2.75m (19' 0" x 9' 0")

Up and over door to the front, worktop with spaces and plumbing under for a washing machine and tumble dryer, power and light and a partly glazed timber pedestrian door to the side of the building.

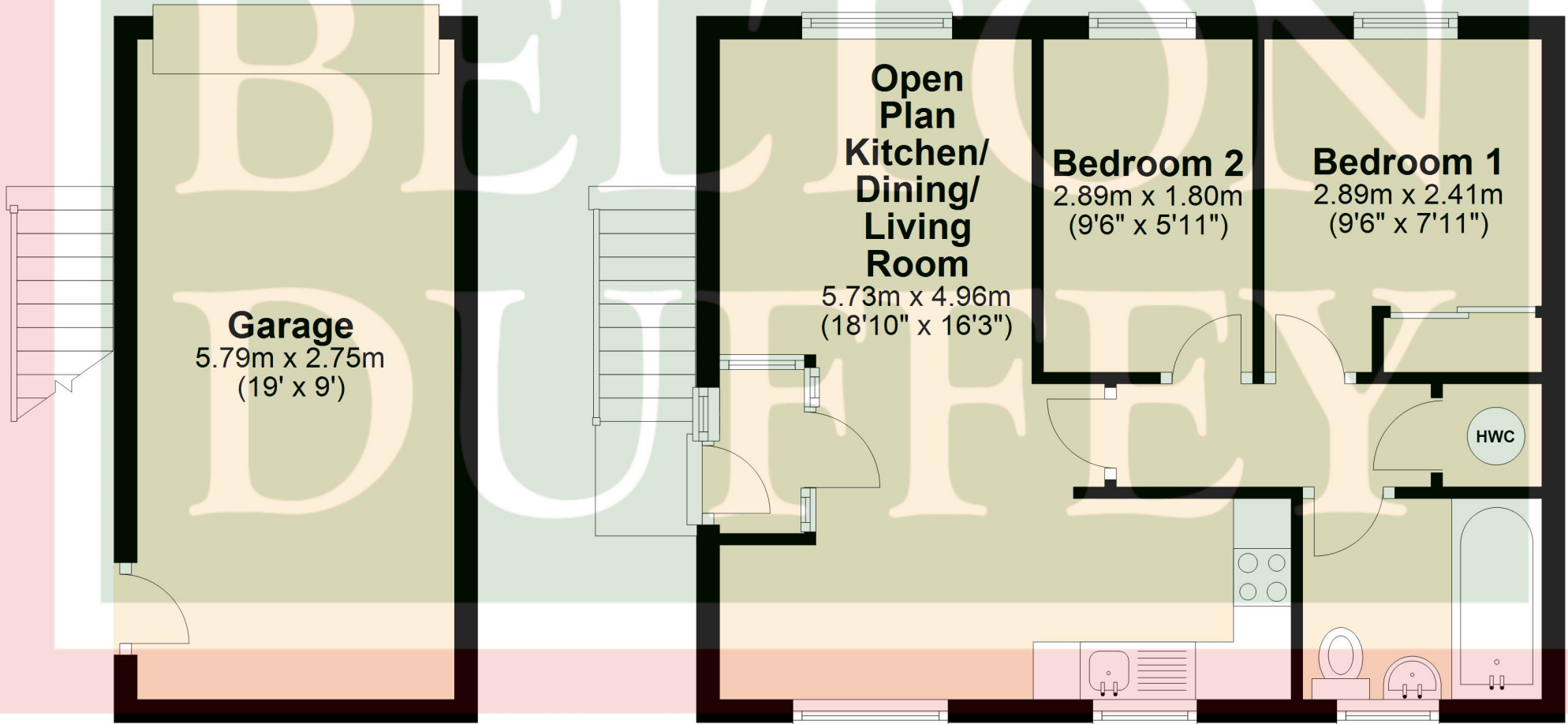
Ground Floor

Approx. 15.8 sq. metres (169.9 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



Total area: approx. 59.7 sq. metres (642.4 sq. feet)

DIRECTIONS

On foot from Belton Duffey's Wells-next-the-Sea office, turn left up Staithe Street and turn left at the T-junction. Take the next right down High Street and turn left at the end onto Church Street. Pass the Bowling Green pub on your right and take the next gravelled driveway on the right into Cadamys Yard where you will see number 4 immediately on your right.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric radiator heating. EPC Rating Band D.

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

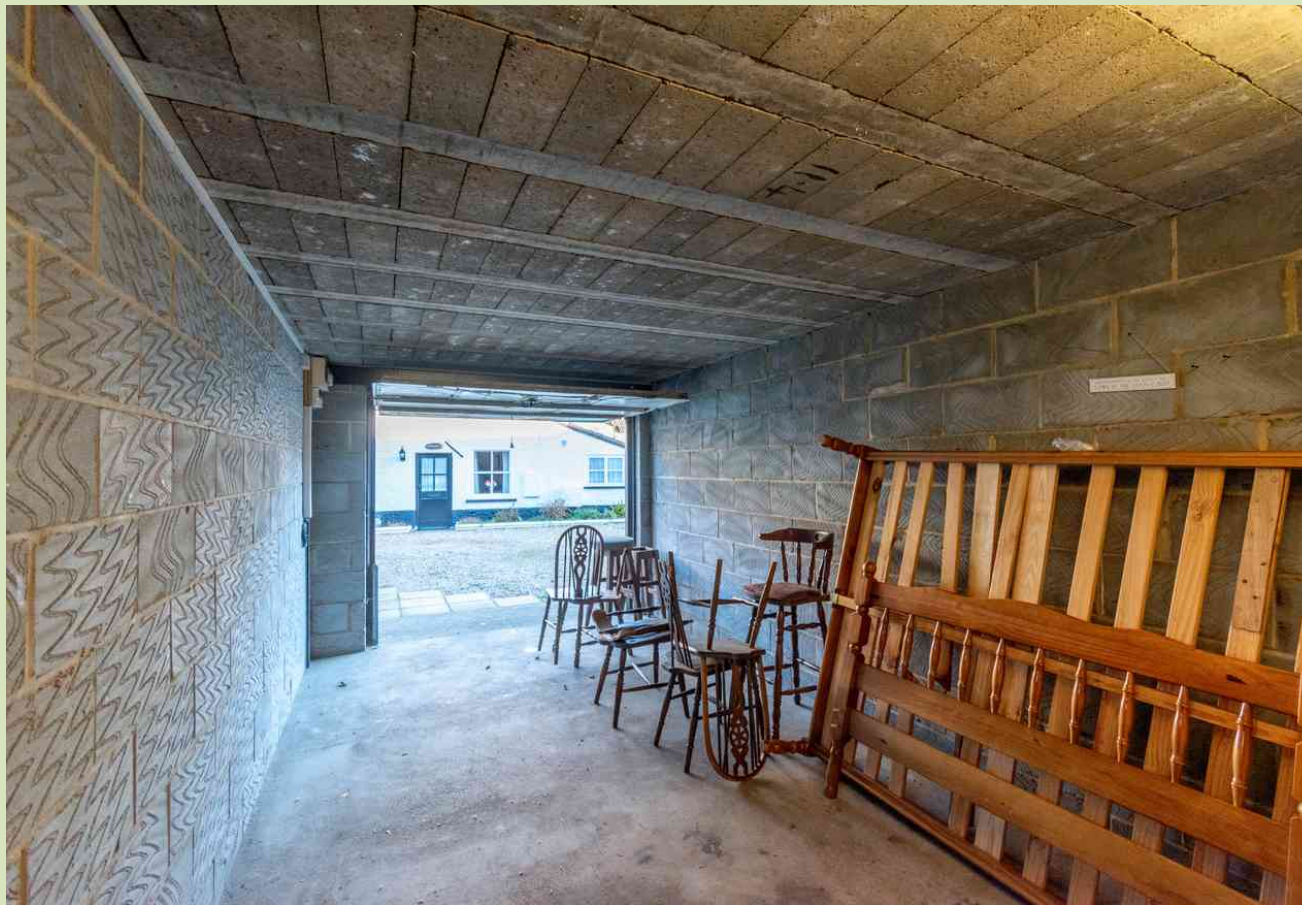
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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