



Alma House, Wells-next-the-Sea
Guide Price £999,950

BELTON DUFFEY



ALMA HOUSE, 15 MILL ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1HE

An immaculately presented detached residence of quality and style occupying a mature secluded south facing plot, situated in a sought after location. No chain.

DESCRIPTION

Alma House provides a rare opportunity to acquire a substantial detached residence, much improved by the present owners, offering well appointed and extended accommodation together with a mature south facing plot, useful garden studio and ample off road parking.

The versatile accommodation includes entrance hall, sitting room, bedroom 4/study, spacious living/dining room, fitted kitchen with Total Control Aga, utility room and ground floor shower room. On the first floor, bedroom 1 has en-suite dressing area and shower room and there are 2 further double bedrooms and a luxury shower room. The services to the property were upgraded to include double glazing, re-wiring, re-plumbing and central heating some 6 years ago and there are state-of-the-art Wi-Fi enabled controls for security and heating.

Externally the well tended south backing rear garden offers a high degree of privacy and feature raised decking with pergola/seating area and inset pond. There is also a useful garden studio ideal for the home worker or hobby enthusiast with store attached and ample gravel parking to the front of the property.

Alma House 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.

ENTRANCE HALL

Solid oak front door with glazed insert, staircase to first floor landing with storage cupboard under, Amtico flooring, contemporary vertical radiator, glass block window to the dining area providing natural light.



KITCHEN

3.60m x 3.58m (11' 10" x 11' 9")

Double glazed window to front, excellent range of floor and wall mounted storage units, extensive quartz worksurfaces incorporating a recessed sink and drainer with a Franke boiling water tap. 'Total Control' electric Aga (available by separate negotiation), integrated dishwasher, fridge, freezer and wine fridge. Amtico flooring, wood block breakfast bar with space under for stools, door to the utility room. Open plan to:

LIVING/DINING ROOM

5.80m x 4.53m (19' 0" x 14' 10")

A bright and spacious room with a double glazed window and twin folding doors to the rear affording pleasant aspect over and access to the patio and garden beyond. Feature former fireplace recess, Amtico flooring, 3 vertical radiators.

UTILITY ROOM

3.18m x 3.01m (10' 5" x 9' 11")

Glazed door to rear, window to side. Base cupboard with worksurfaces over with inset sink unit, attractive tiling, washer/dryer (included in sale). Built-in storage cupboard, Amtico flooring, radiator and a door leading to:

GROUND FLOOR SHOWER ROOM

Window to front with obscured glass, fully tiled shower cubicle, wash basin with storage below, WC. Attractive tiling, dual fuel heated towel rail, extractor fan, Amtico flooring.

SITTING ROOM

4.70m x 3.63m (15' 5" x 11' 11")

A lovely dual aspect room with double glazed bay window to rear with aspect over the garden and double glazed window to front, fitted display/TV shelving, 2 vertical radiators, wall light points. Door to:

BEDROOM 4/STUDY

4.12m x 3.52m (13' 6" x 11' 7")

A versatile dual aspect room with double glazed double doors to rear aspect affording access to pergola area and double glazed window to front, 2 vertical radiators.

FIRST FLOOR LANDING

Spacious gallieried landing with dual aspect double glazed windows to front and rear, fitted display shelving, radiator, access to insulated loft space.



BEDROOM 1

4.70m x 3.63m (15' 5" x 11' 11")

A stunning dual aspect principal suite having double glazed bay window to rear and double glazed window to front, 2 vertical radiators, 2 wall light points. Opening to:

DRESSING AREA

Twin double glazed windows to front, mirror fronted double wardrobe cupboards with sliding doors and additional double fitted wardrobe cupboard with solid sliding doors, vertical radiator. Door to:

EN SUITE SHOWER ROOM

Twin double glazed windows to rear with obscured glass, fully tiled shower cubicle, vanity unit with inset twin wash basins, WC with concealed cistern, bidet. Attractive tiling, dual fuel heated towel rail, extractor fan.

BEDROOM 2

3.65m x 3.58m (12' 0" x 11' 9")

A dual aspect double room with double glazed windows to front and side, radiator.

BEDROOM 3

3.58m x 2.70m (11' 9" x 8' 10")

Double glazed bay window to rear with pleasant aspect over the garden to the south, vertical radiator.

FAMILY SHOWER ROOM

Double glazed window to side with obscured glass, fully tiled shower cubicle, pedestal wash basin, WC with concealed cistern. Attractive tiling, dual fuel heated towel rail, Amtico flooring.

OUTSIDE

To the front of Alma House there is an extensive gravelled driveway providing parking for 4+ vehicles with mature hedged boundaries to the sides and a low fence to the front planted with shaped holly trees.

To the rear, the mature garden backs south and provides a high degree of privacy. Immediately to the rear of the property there are gravel covered and flagstone patio areas, with raised flower beds which lead to a large lawned area with deep, well stocked flower and shrub beds and borders, interspersed with mature trees. Feature covered pergola seating area with flagstone patio and raised decking area with inset ornamental pond. External lighting. Area set aside to garden waste and compost. Mature hedging to boundary providing security and privacy.



GARDEN STUDIO

3.76m x 2.90m (12' 4" x 9' 6")

A useful and versatile insulated building with sliding double glazed doors onto garden making it ideal as a home office, workshop or hobbies/craft room. Power points and recessed ceiling lights.

STORE

Adjacent to the studio with power and light connected. Ideal for garden tools etc.

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. Alma House (number 15) is about 200 yards further up on the left-hand side.

OTHER INFORMATION

Mains water with a water softener installed, mains drainage and mains electricity. Gas-fired central heating. EPC Rating Band C.

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

TENURE

This property is for sale Freehold.

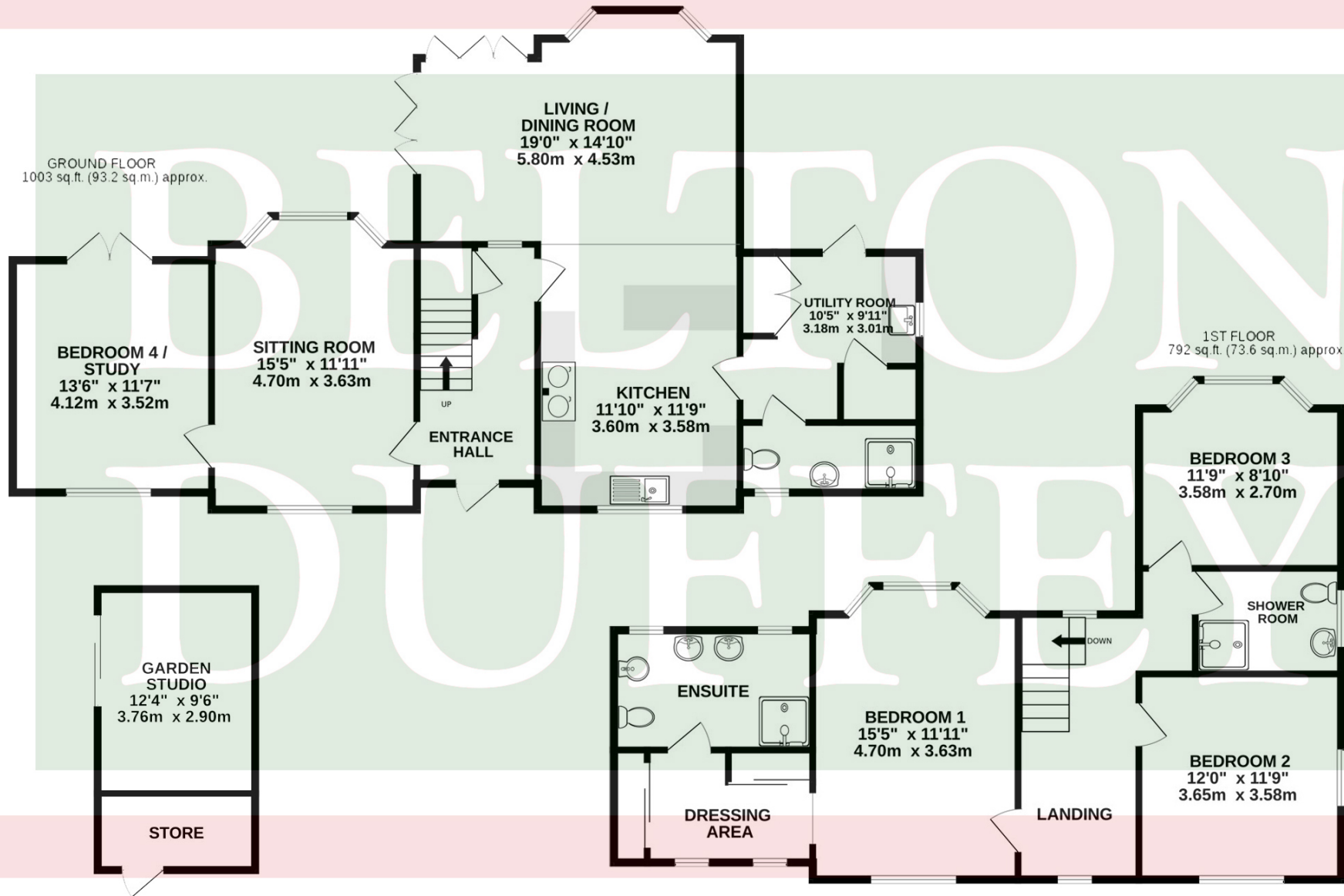
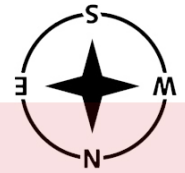
VIEWING

Strictly by appointment with the agent.



Alma House, 15 Mill Road, Wells-next-the-Sea

TOTAL APPROX. FLOOR AREA 1956 SQ.FT (181.7 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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