



Ashanti, Wells-next-the-Sea
Offers in Excess of £400,000

BELTON DUFFEY

ASHANTI, CHURCH STREET, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1JB

A charming character cottage with spacious 2 bedroom accommodation, courtyard garden with scope for parking, tucked away location. No chain.

DESCRIPTION

Ashanti is an attractive semi detached period cottage, situated in a Conservation Area on a private tucked away yard within walking distance of the centre of the seaside town of Wells-next-the-Sea. The property has been a much loved holiday home for the current owners and their family but also offers the opportunity to purchase a character permanent residence close to amenities. The property benefits from gas-fired central heating and period features including sash windows to the ground floor front elevation, 2 fireplaces, latch doors upstairs and exposed ceiling beams.

There is well laid out and surprisingly spacious accommodation briefly comprising a kitchen, dining room, sitting room and shower room with a landing upstairs leading to 2 double bedrooms and a study/snug. Outside, there is a small low maintenance courtyard garden which offers scope to create a parking space if required.

Ashanti is being offered for sale with no onward chain and the furniture, fixtures and fittings are 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. 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.

KITCHEN

2.90m x 2.03m (9' 6" x 6' 8")

A solid timber stable door leads from the courtyard garden into the kitchen with a range of pine base cupboards with quarry tiled worktops. Double butler sink with a mixer tap, tiled splashbacks, cooker space, spaces and plumbing for a washing machine and fridge freezer.

Gas-fired boiler, radiator, ceiling spotlights, window overlooking the rear garden, door to the shower room and an opening to:

DINING ROOM

4.40m x 2.96m (14' 5" x 9' 9")

Exposed brick open fireplace with a pamment tiled hearth, radiator, exposed ceiling beam, staircase leading up to the first floor landing. Small window to the rear, sash window and a partly glazed timber door leading outside to the front of the property. Door to:

SITTING ROOM

4.40m x 2.91m (14' 5" x 9' 7")

Exposed brick open fireplace with a pamment tiled hearth, radiator, exposed ceiling beam and a sash window to the front of the property.



SHOWER ROOM

2.02m x 1.64m (6' 8" x 5' 5")

A white suite comprising a shower cubicle with a mixer shower, vanity storage unit incorporating a wash basin, WC. Tiled floor and splashbacks, radiator, shaver point, ceiling spotlights, extractor fan and a window to the front of the property.

FIRST FLOOR LANDING

Radiator, window to the rear and latch doors to the 2 bedrooms and snug/study.

BEDROOM 1

3.63m x 3.11m (11' 11" x 10' 2")

Double bedroom with radiator, loft hatch and a window to the front of the property.

BEDROOM 2

3.28m x 3.15m (10' 9" x 10' 4")

Double bedroom with radiator, exposed ceiling beam and a window to the front of the property.

SNUG/STUDY

2.33m x 1.35m (7' 8" x 4' 5")

Radiator and a window to the rear.

OUTSIDE

Ashanti is set well back from Church Street on Cadamys Yard, a small private yard of just a small handful of other properties. The property has a small south westerly facing courtyard garden, bounded by a low picket fence, which could provide a parking space if required.

The partly walled courtyard has been laid out for ease of maintenance with a paved terrace bordered by shingle beds, small timber shed, outside lighting and door to the kitchen.

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 Ashanti a little further up on the left-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 A.

TENURE

This property is for sale Freehold.

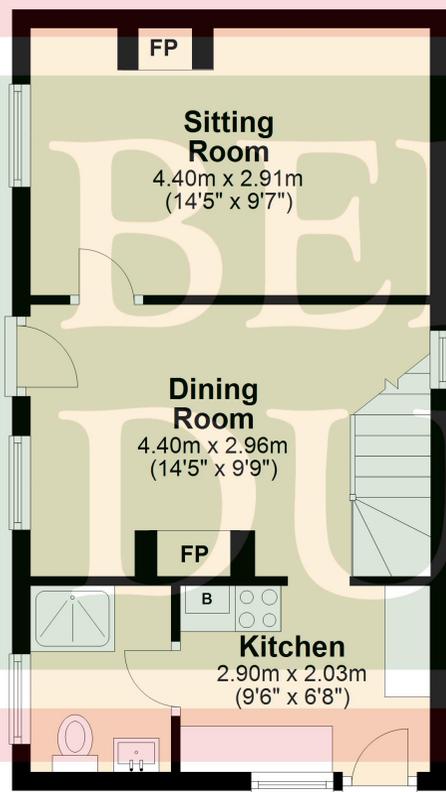
VIEWING

Strictly by appointment with the agent.



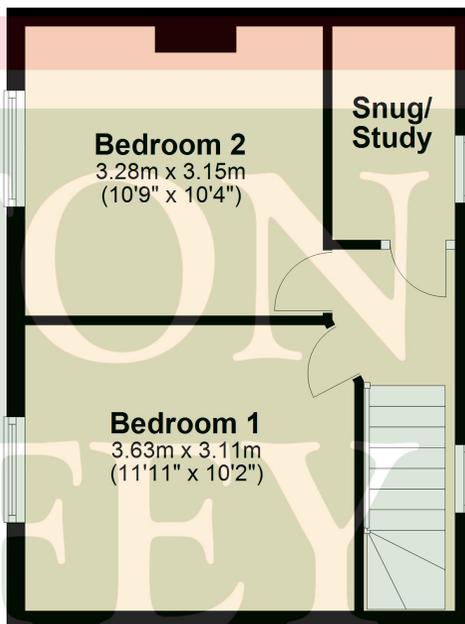
Ground Floor

Approx. 35.9 sq. metres (386.9 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.5 sq. feet)



Total area: approx. 66.1 sq. metres (711.3 sq. feet)





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