



**Grey Goose Cottage, Wells-next-the-Sea**  
**Guide Price £430,000**

**BELTON DUFFEY**





# **GREY GOOSE COTTAGE, 11A THE GLEBE, WELLS-NEXT-THE-SEA, NORFOLK,NR23 1AZ**

A charming mid terrace period cottage with 2 bedroom accommodation, west facing courtyard garden and a glimpse of the sea.

## **DESCRIPTION**

Grey Goose Cottage is a charming mid terrace period cottage situated close to the town centre, which has been extensively refurbished by the current owners yet retains many period features including sash windows, 4 panel doors and fireplaces plus a glimpse of a sea view from the upstairs principal bedroom.

The sympathetic renovation of this cottage offers a character property which has a light, airy and spacious feel installed with a gas-fired central heating system and painted in coastal tones. Outside, at the rear of the cottage there is a pleasant low maintenance, west facing enclosed courtyard garden.

Glebe Cottage has a proven track record as a successful holiday lettings business 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. 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.

## **SITTING ROOM**

3.84m x 3.41m (12' 7" x 11' 2")

A period partly glazed timber entrance door leads off The Glebe into the sitting room with a brick fireplace housing a wood burning stove on a pamment tiled hearth. Built-in cupboards with display shelves over to both sides of the fireplace, radiator, TV and telephone points. Understairs storage cupboard, sash window to the front and a door leading into:







## **STAIRWELL**

Staircase leading up to the first floor landing and a door leading into:

## **KITCHEN/DINER**

3.84m x 2.59m (12' 7" x 8' 6")

A light and airy room with 2 windows overlooking the rear garden and a glazed timber door leading outside. A range of cream base and wall units with laminate worktops incorporating a white ceramic sink with mixer tap, tiled splashbacks. Spaces for white goods including a cooker, fridge freezer, slimline dishwasher and washing machine. Laminate flooring, wall shelves, radiator and room for a dining table and chairs.

## **FIRST FLOOR LANDING**

Fitted cupboard and Ideal gas-fired boiler.

## **BEDROOM 1**

3.84m x 3.53m (12' 7" x 11' 7")

Period fireplace, fitted wardrobe cupboard, radiator, loft hatch and a sash window to the front with a glimpse of the sea.

## **BEDROOM 2**

2.59m x 2.45m (8' 6" x 8' 0") at widest points.

L-shaped room with a radiator and south facing Velux window.

## **BATHROOM**

A white suite comprising a bath with a chrome mixer shower and glass shower screen over, pedestal wash basin with tiled splashback, WC. Radiator, laminate flooring, extractor fan and a west facing window to the rear.

## **OUTSIDE**

As is common with the properties on The Glebe, Grey Goose Cottage has a pedestrian right of way over the neighbouring property's garden providing access to its own courtyard garden to the rear. The garden is west facing and has been laid out for ease of maintenance with paving and gravel, well stocked shrub borders with tall fenced boundaries giving a degree of privacy.

## **DIRECTIONS**

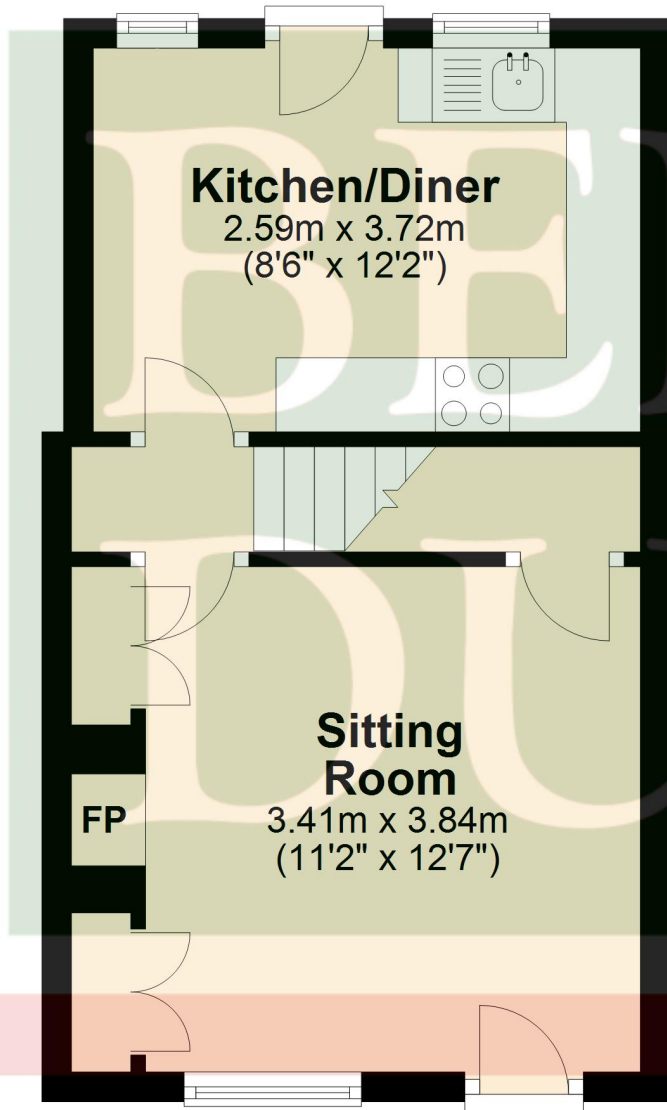
On foot from Belton Duffey's Wells-next-the-Sea office, turn right heading north down Staithe Street to the end. Turn left at the Quay and continue for approximately 125 yards where you will see The Glebe on the left. Grey Goose Cottage is a little way up on the right-hand side.

## **SERVICES AND EPC RATING**

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

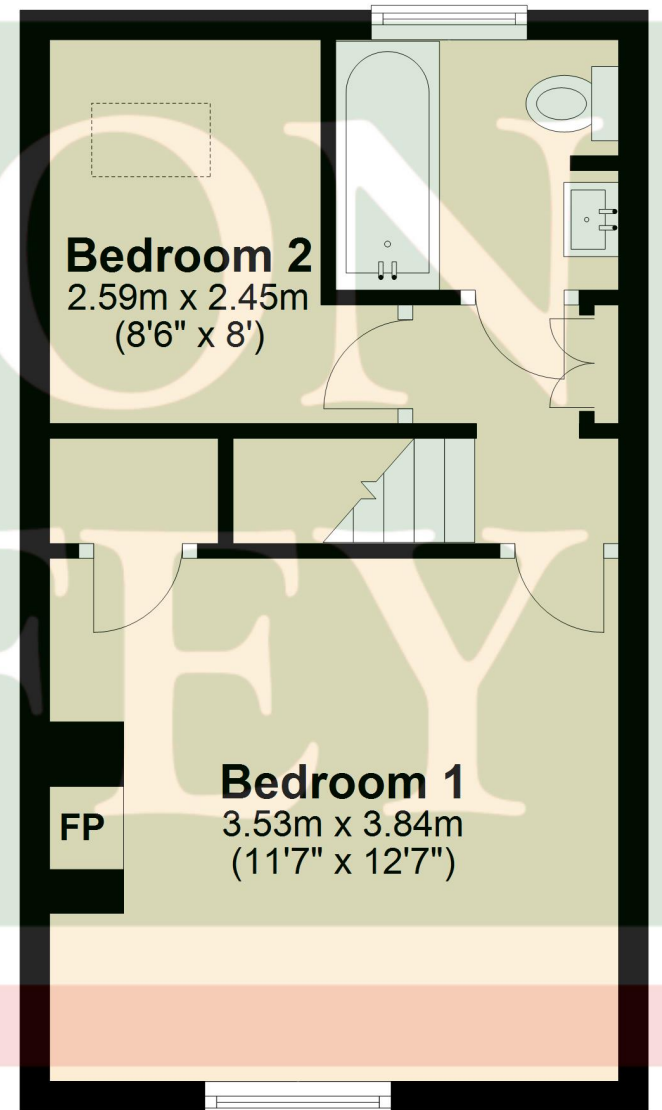
## Ground Floor

Approx. 26.1 sq. metres (281.4 sq. feet)



## First Floor

Approx. 27.0 sq. metres (290.6 sq. feet)



Total area: approx. 53.1 sq. metres (571.9 sq. feet)



## LOCAL AUTHORITY

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Telephone 01263 513811. Council Tax Band n/a (registered for Business Rates).

## 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)

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