



Merchant House, Wells-next-the-Sea
Guide Price £575,000

BELTON DUFFEY



A superb refurbished Grade II Listed house on the High Street with 3 bedroom accommodation over 3 storeys and a landscaped garden. No onward chain.

DESCRIPTION

Merchant House is a Grade II Listed mid terrace house situated in a Conservation Area on the High Street right in the heart of the seaside town of Wells-next-the-Sea. The current owners have carried out a full programme of refurbishment whilst retaining many period features such as 4 panel doors, fireplaces, exposed pine floorboards, ceiling beams and sash windows.

There is well laid out and spacious ground floor accommodation comprising an entrance hall, double aspect sitting room, an impressive kitchen/dining room with a garden room to the rear, cloakroom and utility room. The first floor landing leads to 2 double bedrooms, both with en suite shower rooms and a staircase leading up to the attic bedroom/study.

Outside, there is a beautifully landscaped mainly walled rear garden and the town's shopping centre is just a short walk away making this an ideal property for those buyers looking for a characterful permanent residence or a second home with holiday lettings potential.

Merchant 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. 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

2.23m x 0.91m (7' 4" x 3' 0")

A partly glazed period timber door leads off the High Street into the entrance hall with a recessed coir mat and red and black quarry tiled floor. Space for coat hooks and shoe storage etc, doors to the sitting room and kitchen/dining room.

SITTING ROOM

4.80m x 4.10m (15' 9" x 13' 5")

Fireplace housing a wood burning stove on a slate tiled hearth with a fitted cupboard and display shelves to the side, radiator. Exposed ceiling beams, pine floorboards and double aspect windows to the High Street with fitted plantation shutters and overlooking the rear garden.

KITCHEN/DINING ROOM

4.90m x 4.55m (16' 1" x 14' 11") at widest points.

An impressive open plan room with pine floorboards and recessed ceiling lights. Comprising:

KITCHEN AREA

Range of Shaker style base and wall units with laminate worktops and matching splashbacks incorporating a resin one and a half bowl sink unit. Space for a range style oven with gas connection, glass splashback and an extractor hood over, integrated fridge, microwave and dishwasher. Arched recessed display shelves and exposed ceiling beam. Open plan to:

DINING AREA

Built-in storage cupboard, radiator and a window to the High Street with fitted plantation shutters.

INNER LOBBY

Staircase leading up to the first floor landing and an opening to:

GARDEN ROOM

2.96m x 2.07m (9' 9" x 6' 9")

A bright and airy garden room with a half vaulted ceiling with a Velux roof light window, windows overlooking the rear garden and a partly glazed timber door leading outside. Recessed ceiling lights, radiator and doors to the cloakroom and utility room.

CLOAKROOM

Vanity storage unit incorporating a wash basin, WC, white towel radiator.

UTILITY ROOM

2.05m x 1.87m (6' 9" x 6' 2")

Base cupboard with a worktop incorporating a stainless steel sink unit, wall cupboard and fitted shelving. Spaces and plumbing for a washing machine, tumble dryer and fridge freezer, gas-fired boiler, Velux roof light window and a timber door leading outside to the rear garden.



FIRST FLOOR LANDING

Good sized L-shaped landing with limewashed pine floorboards, radiator and a window to the rear. Doors to the 2 first floor bedrooms and a door opening onto the staircase up to the second floor.

BEDROOM 1

3.92m x 3.57m (12' 10" x 11' 9")

Cast iron fireplace with a stone hearth, limewashed pine floorboards, good size storage cupboard, radiator and a window to the High Street with fitted plantation shutters. Opening to the dressing area and a door to the en suite shower room.

DRESSING AREA

1.77m x 1.63m (5' 10" x 5' 4")

Range of fitted hanging rails and storage shelves, limewashed pine floorboards, radiator and a window to the rear.

EN SUITE SHOWER ROOM

2.54m x 1.98m (8' 4" x 6' 6")

A suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Vertical radiator and a further white towel radiator, recessed ceiling lights and extractor fan.

BEDROOM 2

4.14m x 3.51m (13' 7" x 11' 6") at widest points.

Built-in cupboard, limewashed pine floorboards, radiator and a window to the High Street with fitted plantation shutters. Door leading into:

EN SUITE SHOWER ROOM

2.90m x 1.38m (9' 6" x 4' 6")

A suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. White towel radiator, recessed ceiling lights, extractor fan and a window to the High Street with fitted plantation shutters.

ATTIC BEDROOM 3/STUDY

4.92m x 2.60m (16' 2" x 8' 6") with restricted head height

Exposed pine floorboards, radiator, recessed ceiling lights, Velux roof light window to the rear and a small door leading to:

ATTIC STORAGE

4.97m x 2.62m (16' 4" x 8' 7")

Attic space providing useful storage.



OUTSIDE

To the rear of Merchant House, there is a beautifully landscaped mainly walled garden comprising pebbled beds planted with low shrubs and plants with a brick block walkway to a paved south facing terrace. Timber garden shed, outside tap and lighting, small brick built store.

The courtyard has direct access onto the High Street via a gated archway through the terrace which, as is common with properties on the High Street, neighbouring properties also have a right of access for taking out refuse bins etc.

DIRECTIONS

From Belton Duffey's office in Wells-next-the-Sea, turn left to the top of Staithe Street. Turn left into Station Road then almost immediately right down the High Street where you will see Merchant House a little further up on the left-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fire central heating to radiators. EPC Rating Band n/a (exempt as Grade II Listed building).

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

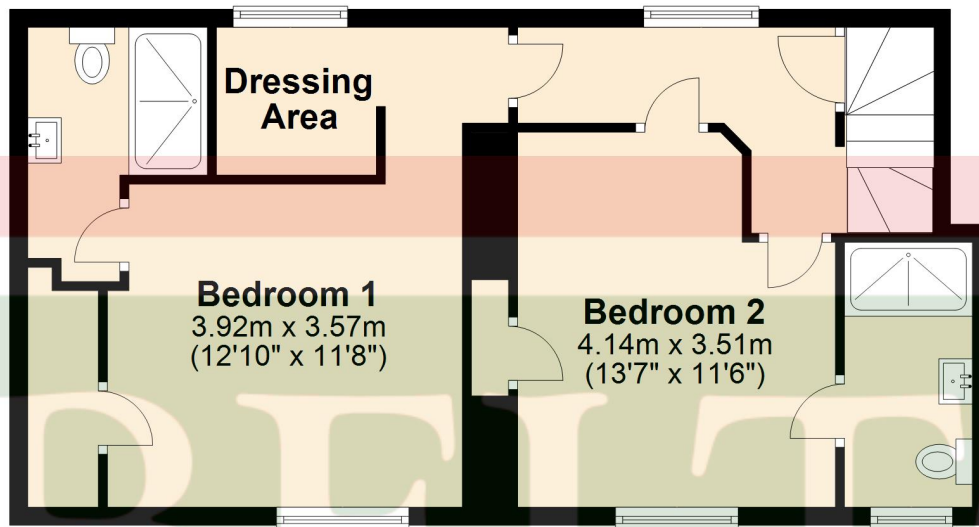
TENURE

This property is for sale Freehold.

VIEWING

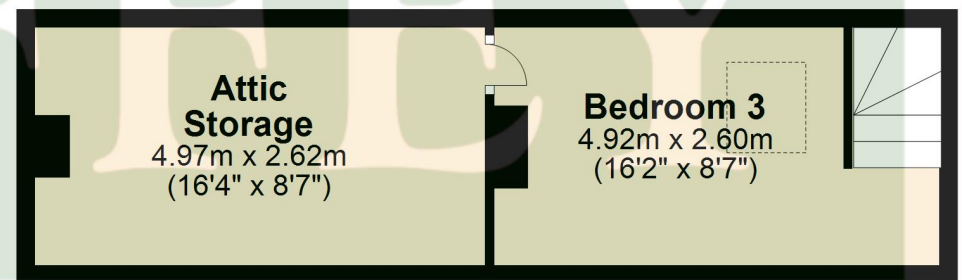
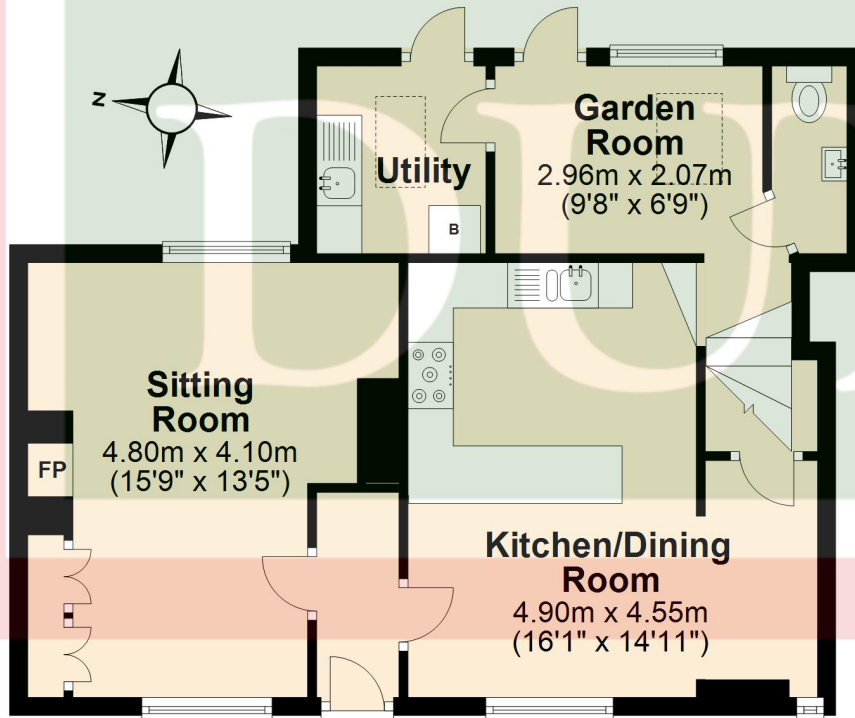
Strictly by appointment with the agent.





First Floor
Approx. 58.1 sq. metres (625.2 sq. feet)

Ground Floor
Approx. 57.9 sq. metres (623.7 sq. feet)



Second Floor
Approx. 25.9 sq. metres (278.9 sq. feet)

Total area: approx. 141.9 sq. metres (1527.8 sq. feet)



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