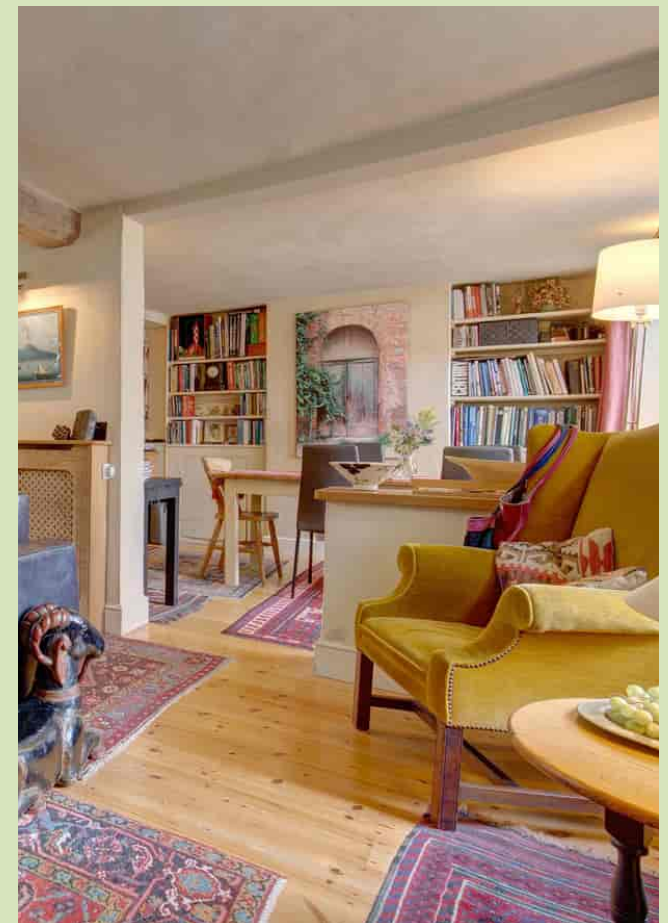




Hollybank House and Gooseye, Wells-next-the-Sea
Offers in Excess of £900,000

BELTON DUFFEY



HOLLYBANK HOUSE AND GOOSEYE, STANDARD ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1JY

TWO PROPERTIES: an historic 3 bedroom former merchant's house with self-contained 1 bedroom annexe and a beautifully landscaped south facing garden.

DESCRIPTION

Believed to date back in part to the 1500s, Hollybank House is a former merchant's residence of considerable historic significance. Set over three storeys, this characterful home offers spacious and elegant accommodation in a prime quayside location, with elevated coastal views and easy access to all that Wells-next-the-Sea has to offer.

Rich in period detail, the main house is brimming with charm. The ground floor comprises an entrance hall with cloakroom, a well appointed kitchen, separate dining room and a cosy sitting room with an impressive inglenook fireplace. On the first floor are 2 en suite double bedrooms, including the principal suite which also features a dressing area. A third en suite double bedroom is located on the second floor.

Outside, the beautifully landscaped, south facing rear garden provides a tranquil retreat, while to the front, a walled courtyard also gives access to the detached annexe, Gooseye. This charming annexe is currently run as a successful holiday let and offers compact but comfortable accommodation including an open-plan kitchen/diner, a ground floor shower room and upstairs living/bedroom/ space.

SITUATION

Wells-next-the-Sea has been a commercial and fishing port for nearly 600 years and still supports a thriving fishing fleet bringing in a catch of, predominantly, shellfish 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 extensive sandy beach is often ranked as one of the top 10 in the country by travel journals. Set against a backdrop of Corsican pinewoods, the stunning beach is home to the much publicised, iconic colourful beach huts, which are available to buy or can be rented 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 speciality food stores. For entertainment, the recently opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. 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 cottage hospital providing a range of accessible and integrated health and well-being services.

HOLLYBANK HOUSE

ENTRANCE HALL

A partly glazed door leads from the courtyard garden to the front of the property into the entrance hall with a recess with coat hooks, curtained storage area and built-in cupboard. Pamment tiled floor, radiator, recessed ceiling lights, window overlooking the courtyard garden and doors to the sitting room and cloakroom.



CLOAKROOM

Wall mounted wash basin, WC, pamment tiled floor, radiator, recessed ceiling light and a window to the west.

SITTING ROOM

5.16m x 4.00m (16' 11" x 13' 1")

A cosy comfortable sitting room with an impressive inglenook fireplace housing a wood burning stove on a pamment tiled hearth with bressumer beam over, lovely original glazed dome topped corner cupboard, further storage cupboard, radiator in cabinet. Exposed pine floorboards and ceiling beam, wall light points and double aspect windows overlooking to the gardens to the front and rear. Staircase to the first floor landing, door to the kitchen and an opening to the dining room.

KITCHEN

4.76m x 4.20m (15' 7" x 13' 9") at widest points.

L-shaped kitchen with an extensive range of fitted Shaker style base and wall units with woodblock worktops over incorporating a stainless steel one and a half bowl sink unit with mixer tap, tiled splashback. Space for a cooker with a stainless steel splashback and extractor hood over, spaces and plumbing for a dishwasher, washing machine and fridge freezer. Chrome ladder style radiator, recessed ceiling lights, Marmoleum flooring, 3 windows to the side and south facing French doors leading outside to the rear garden. Door to:

DINING ROOM

5.16m x 3.16m (16' 11" x 10' 4") at widest points.

Original built-in cupboards and display shelves, exposed pine floorboards, ample room for a large dining table and chairs, radiator in cabinet and 2 windows overlooking the front courtyard garden.

FIRST FLOOR LANDING

Doors to bedrooms 1 and 3 and a door opening onto a staircase to the second floor.

BEDROOM 1

5.16m x 3.60m (16' 11" x 11' 10") at widest points.

A good sized principal bedroom suite with an extensive range of fitted wardrobe cupboards, double aspect windows overlooking the rear garden and to the north with views over the Quay. 2 radiators and a door leading into:

DRESSING ROOM

Walk-through dressing area with 2 built-in storage cupboards, 1 housing the hot water cylinder, radiator, window to the west and a door leading into:

EN SUITE SHOWER ROOM

A white suite comprising a shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, WC. Chrome towel radiator, Marmoleum flooring, recessed ceiling lights and a window to the west.



BEDROOM 3

3.40m x 3.16m (11' 2" x 10' 4")

Currently used as a second sitting room with fitted display shelves, radiator in cabinet and a window to the north with views over the Quay. Door leading into:

EN SUITE BATHROOM

A white suite comprising a bath, pedestal wash basin and WC. Chrome towel radiator, tiled walls and a window to the south.

SECOND FLOOR BEDROOM 2

5.46m x 3.28m (17' 11" x 10' 9")

Fitted wardrobe with mirrored doors, cupboards to the sides and fitted display shelves, radiator, recessed ceiling lights and double aspect dormer windows to the south and to the north with fine elevated views over the Quay. Door leading into:

EN SUITE SHOWER ROOM

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin, WC. Chrome towel radiator, access to eaves, recessed ceiling lights and a Velux window to the south.

GOOSEYE

ANNEXE KITCHEN/DINER

3.16m x 2.62m (10' 4" x 8' 7") at widest points.

A partly glazed door leads from the courtyard garden to the front of the property into the kitchen/diner. Range of fitted base and wall units with laminate worktops incorporating a stainless steel sink unit, 2 ring ceramic hob, tiled splashbacks. Space for a fridge freezer and a small table and chairs, radiator, Marmoleum flooring, recessed ceiling lights, extractor fan. Double aspect windows to the front and side, staircase leading up to the second floor and a door to:

ANNEXE SHOWER ROOM

A white suite comprising a shower cubicle with an electric shower, vanity storage unit incorporating a wash basin, concealed cistern WC. Chrome towel radiator, deep storage cupboard, Marmoleum flooring, recessed ceiling lights, extractor fan.

ANNEXE FIRST FLOOR LIVING/BEDROOM

4.37m x 3.49m (14' 4" x 11' 5") at widest points.

Galleried living/bedroom with space for a double bed and armchairs etc, radiator, window to the west and a Velux window to the north.



OUTSIDE

The properties are set well back from Standard Road, tucked behind a charming walled courtyard garden enclosed by a low brick wall. A pedestrian gate provides private access, leading to a sandstone-flagged courtyard with ample space for planters and a table and chairs etc. The courtyard also benefits from exterior lighting and individual entrance doors to each property.

To the rear, the beautifully landscaped, south facing garden is a true highlight of this property being arranged over tiered levels, it offers a wonderful mix of structure and seclusion. Directly accessible from the kitchen via French doors, a partly walled sandstone-flagged terrace provides the perfect setting for al fresco dining, with an outdoor tap and lighting.

Shallow steps and a gently winding gravelled pathway meander through deep, well stocked plant beds filled with a variety of plants, shrubs and specimen trees. The path opens onto a further lawned area, bordered by high brick walls, additional gravelled spaces, more plant beds and a timber garden shed with an attached log store.

The property also benefits from the use of an adjacent parking space on unregistered land to the west which is supported by a Statutory Declaration - please ask Belton Duffey for more information.

DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office, head north down Staithe Street and turn right at The Quay heading east. Continue and follow the road round to the right and you will see the properties immediately on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Bands - exempt as a Grade II Listed building.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Bands: Hollybank House - Band C, Gooseye - n/a (registered for Business Rates).

TENURE

This property is for sale Freehold.

VIEWING

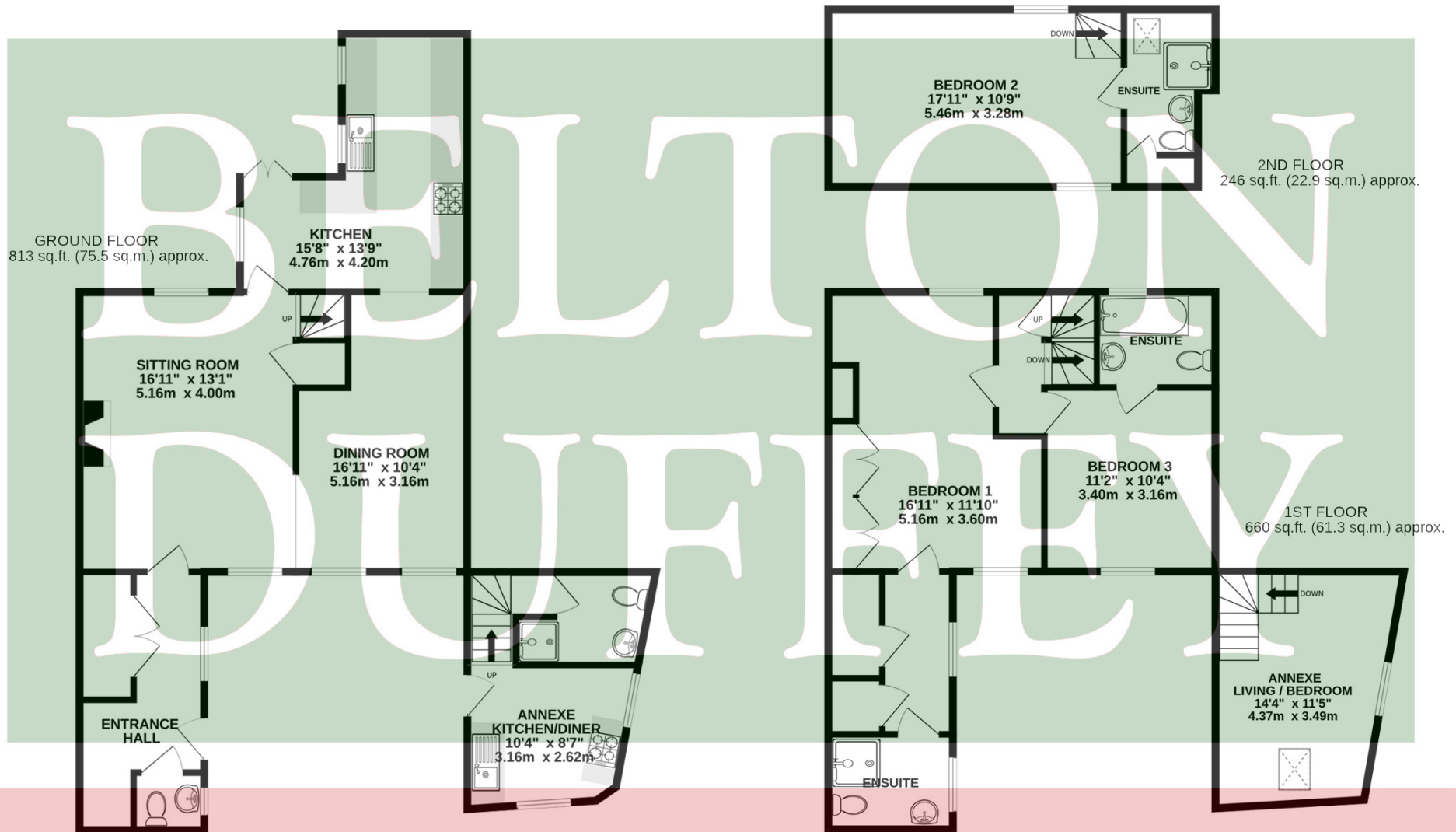
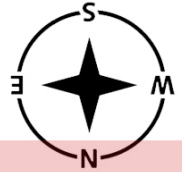
Strictly by appointment with the agent.



Hollybank House and Gooseye, Standard Road, Wells-next-the-Sea, NR23 1HY

Hollybank House - APPROX. FLOOR AREA 1433 SQ.FT (133 SQ.M.)

Gooseye - APPROX. FLOOR AREA 286 SQ.FT (27 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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