



Carisbrooke, Wells-next-the-Sea
£1,300 per calendar month

BELTON DUFFEY



CARISBROOKE, 16 SHOP LANE, WELLS-NEXT-THE-SEA, NORFOLK,NR23 1AW

A Three bedroom, two reception room semi- detached house in a quiet location in the heart of town.

DESCRIPTION

Carisbrooke is a semi detached town house situated in a rarely available quiet traffic free and tucked away location just a few moments' walk from the main shopping street in the heart of Wells-next-the-Sea.

The property is accessed via a walkway to the front, suspended over a low maintenance courtyard garden, with an attractive mainly lawned garden to the rear which leads to a parking space.

The split-level accommodation briefly comprises of: an entrance hall with a kitchen/dining room and sitting room and shower room on the first floor. To the ground floor, there are three bedrooms and a cloakroom.

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.

FIRST FLOOR

ENTRANCE HALL

5.68m x 1.80m (18' 8" x 5' 11")

An elevated walkway leads to the front entrance porch with a glazed UPVC door and glazed panels above and to the side into the split level entrance hall. Built in storage cupboard, radiator, loft hatch, stairs leading down to the ground floor. Doors to the kitchen/breakfast room, sitting/dining room and shower room.

SITTING/DINING ROOM

4.25m x 3.87m (13' 11" x 12' 8") at widest points.

Fireplace housing a gas-fired flame effect fire with a pine surround, 2 radiators and full height south facing windows to the front of the property.

KITCHEN/BREAKFAST ROOM

4.31m x 3.28m (14' 2" x 10' 9") at widest points.

A range of fitted pitch pine base and wall units with laminate worktops over incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Integrated oven with a gas hob over and extractor hood, spaces and plumbing for a washing machine and fridge freezer.

Gas-fired combination boiler, built-in shelved pantry, room for a small breakfast table and chairs, radiator, vinyl flooring. Window overlooking the rear garden with rooftop views beyond and a partly glazed door leading outside onto the balcony.



SHOWER ROOM

2.13m x 1.72m (7' 0" x 5' 8")

Wet room style shower area with an electric shower, vanity storage unit incorporating a wash basin, WC. Vinyl flooring, tiled splashbacks, radiator, extractor fan and a window to the rear with obscured glass.

GROUND FLOOR

INNER HALLWAY

Radiator and doors to the 3 bedrooms and cloakroom.

BEDROOM 1

4.25m x 3.64m (13' 11" x 11' 11")

Radiator and a window overlooking the front garden.

BEDROOM 2

3.49m x 3.35m (11' 5" x 11' 0") at widest points.

Built-in pitch pine wardrobe cupboard, radiator, window overlooking the rear garden and a partly glazed UPVC door leading outside.

BEDROOM 3

2.70m x 2.54m (8' 10" x 8' 4")

Built-in cupboard, radiator and a window overlooking the rear garden.

CLOAKROOM

2.43m x 1.81m (8' 0" x 5' 11")

Pedestal wash basin, macerator WC, radiator, understairs storage recess and a high level window to the front.

OUTSIDE

Carisbrooke is accessed off Shop Lane to the front of the property over an elevated concrete walkway shared with the neighbouring property which leads to the covered entrance porch. Steps lead down to a south facing gravelled garden with well stocked shrub borders and a central feature winter flowering cherry tree.

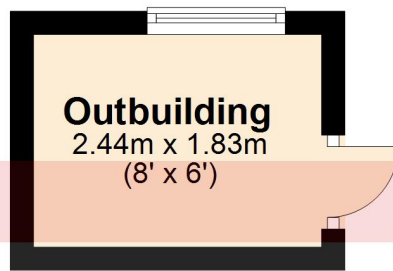
A tall timber pedestrian gate to the side of the property leads to the attractive landscaped rear garden. Immediately behind the house, there is a shingled terrace with a galvanised staircase leading up to a balcony with room for a bistro table and chairs and far reaching rooftop views, door to the kitchen/breakfast room. Beyond, there is a lawned garden with perimeter borders, a useful brick built outbuilding and summerhouse.

A pedestrian gate to the rear leads to a gravelled courtyard, accessed via a right of way off Staithe Street, where Carisbrooke enjoys the use of an allocated parking space.

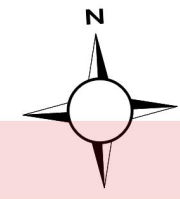
OUTBUILDING

2.44m x 1.83m (8' 0" x 6' 0")

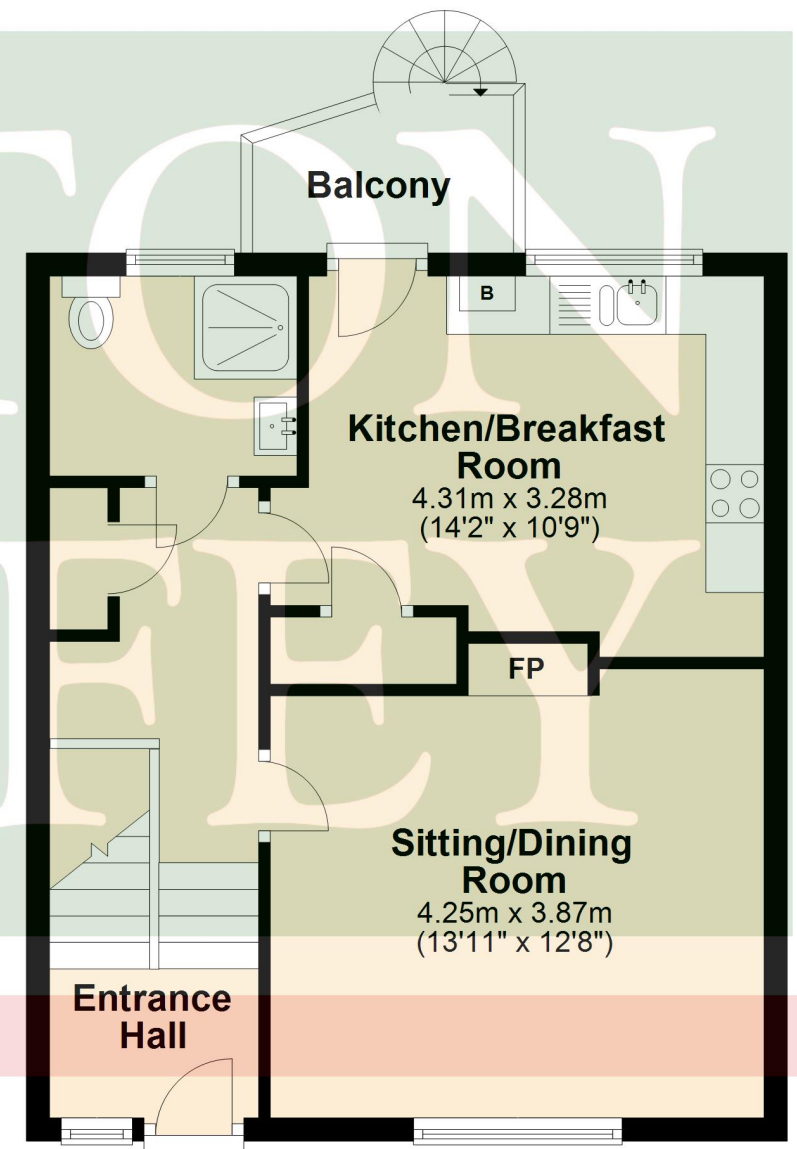
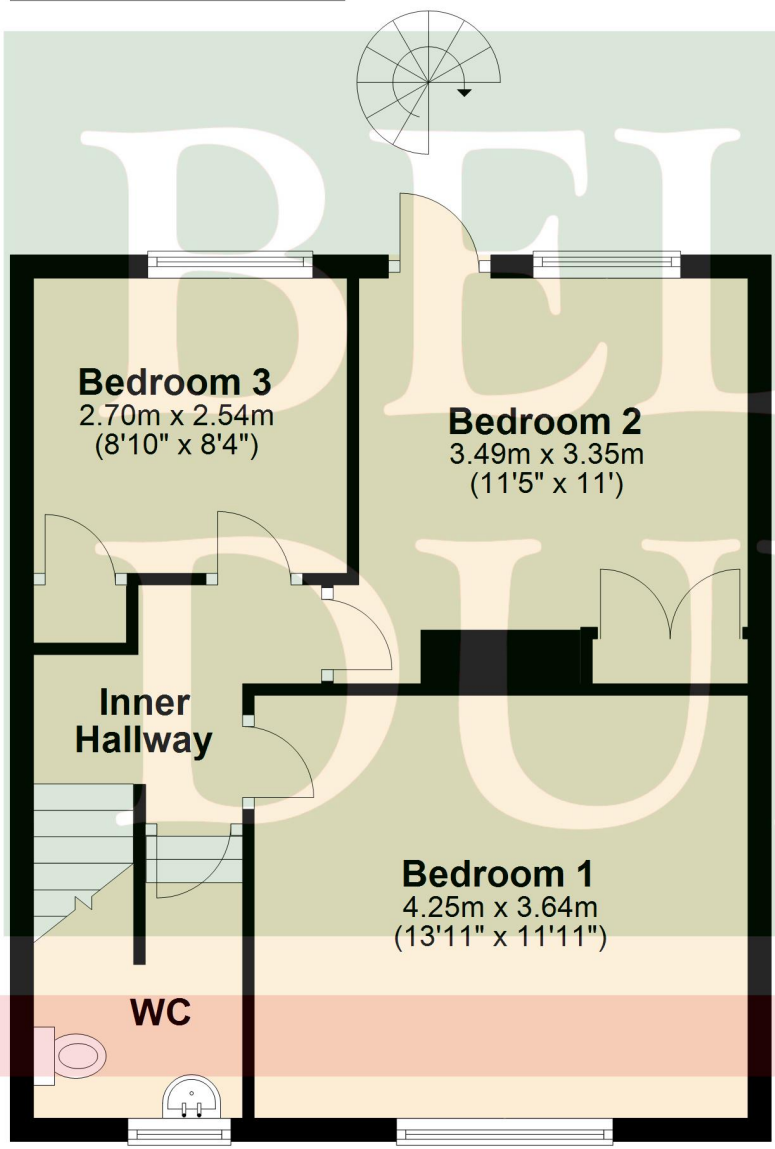
Useful brick built outbuilding with lighting and a window to the north.



Ground Floor
Approx. 44.5 sq. metres (478.6 sq. feet)



First Floor
Approx. 45.0 sq. metres (484.5 sq. feet)



Total area: approx. 89.5 sq. metres (963.1 sq. feet)

ADDITIONAL INFORMATION

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit - [right-to-rent.service.gov.uk](https://right-to-rent.service.gov.uk/rtr-prove/id-question)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £1300.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) 1 Pet considered.

DIRECTIONS

On foot from Belton Duffey's Wells-next-the-Sea office, head north down Staithe Street towards the Quay. Continue for approximately 150 yards and turn right down the alleyway (Shop Lane) opposite the butcher's shop where you will see Carisbrooke 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 C.

VIEWING

Strictly by appointment with the agent.





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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

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