



**64 High Street, Wells-next-the-Sea**  
**Offers in Excess of £400,000**

**BELTON DUFFEY**

## 64 HIGH STREET, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1EN

A beautifully refurbished period cottage with 2 bedroom accommodation and garden, situated in a Conservation Area close to centre of town. No chain.

### DESCRIPTION

Offered for sale with no onward chain, 64 High Street is a charming period property on one of the most popular streets in Wells-next-the-Sea. This attractive cottage stands in a tucked away position just off the High Street and adjoins what was once the town's headquarters for St John's Ambulance Brigade. The property has been beautifully refurbished by the current owners and has the benefit of UPVC double glazed windows and doors throughout, oak latch internal doors, gas-fired central heating with a wood burning stove in the living area and a pretty walled garden to the front. The accommodation comprises an entrance porch with space for coat hooks and shoe storage etc and an opening to the open plan kitchen/dining/living room. The landing upstairs leads to 2 double bedrooms and a luxury shower room.

The High Street in Wells-next-the-Sea is designated as a Conservation Area and is now almost entirely residential but still reflects its former glory with its quaint, period shop frontages and prides itself as one of the town's most prestigious addresses. Number 64 is situated at the bottom of the old High Street, with all of the town's amenities just a short walk away making the property an ideal second home with a proven track record as a successful holiday lettings business or a conveniently located compact home.



## **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.

## **ENTRANCE PORCH**

1.55m x 1.25m (5' 1" x 4' 1") at widest points.

A partly glazed composite door leads from the garden to the front of the property into the entrance porch with space for coat hooks and shoe storage etc. Engineered oak flooring, electric radiator, window to the side with obscured glass and an opening to:

## **OPEN PLAN KITCHEN/DINING/LIVING ROOM**

7.36m x 3.56m (24' 2" x 11' 8") at widest points.

A good sized versatile open plan kitchen/dining/living room with engineered oak flooring. Comprising:

### **LIVING AREA**

Fireplace housing a wood burning stove on a pamment tiled hearth with oak mantel, feature exposed brick and flint wall, exposed ceiling beam, window to the north and staircase leading up to the first floor landing. Open plan to:

### **KITCHEN/DINING AREA**

Range of cream Shaker style base and wall units with oak block worktops incorporating a butler sink, tiled splashbacks. Cooker space with an extractor hood over, integrated fridge freezer, dishwasher and washing machine. 2 windows overlooking the garden, vertical column radiator and built-in bench seating around around the dining space with wiring for pendant lights.

## **FIRST FLOOR LANDING**

Exposed pine floorboards and oak latch doors to the 2 bedrooms and shower room.



## **BEDROOM 1**

3.96m x 3.56m (13' 0" x 11' 8") at widest points.

Cast iron fireplace, double aspect windows to the north and overlooking the garden, built-in storage cupboard, exposed pine floorboards, column radiator.

## **BEDROOM 2**

3.30m x 2.24m (10' 10" x 7' 4") at widest points.

Windows overlooking the garden, exposed pine floorboards, column radiator, loft hatch.

## **SHOWER ROOM**

2.25m x 1.21m (7' 5" x 4' 0")

A luxury white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Exposed pine floorboards, tiled splashbacks, recessed ceiling lights, extractor fan and a window to the west.

## **OUTSIDE**

64 High Street is set well back from the road behind a pretty garden bounded by a low brick and flint wall. The garden has been gravelled for ease of maintenance with plenty of space for a dining table and chairs and BBQ etc, small paved terrace and plant bed.

The garden is approached through a picket gate opening onto a concrete pathway leading to the property's entrance porch, outside lighting. Please note that, as is common with period properties on the High Street, the adjoining property has a pedestrian right of way over the garden leading to its entrance door and storage area.

Unrestricted on street parking is available close by on Church Plain.

## **DIRECTIONS**

From Belton Duffey's office in Wells-next-the-Sea, turn left heading up Staithe Street and left at the T-junction. Turn immediately right into the High Street and about 2/3 of the way down, you will see Marsh Lane on your left. Almost directly opposite Marsh Lane you will see the property set back from the High Street.

## **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 n/a (registered for Business Rates).

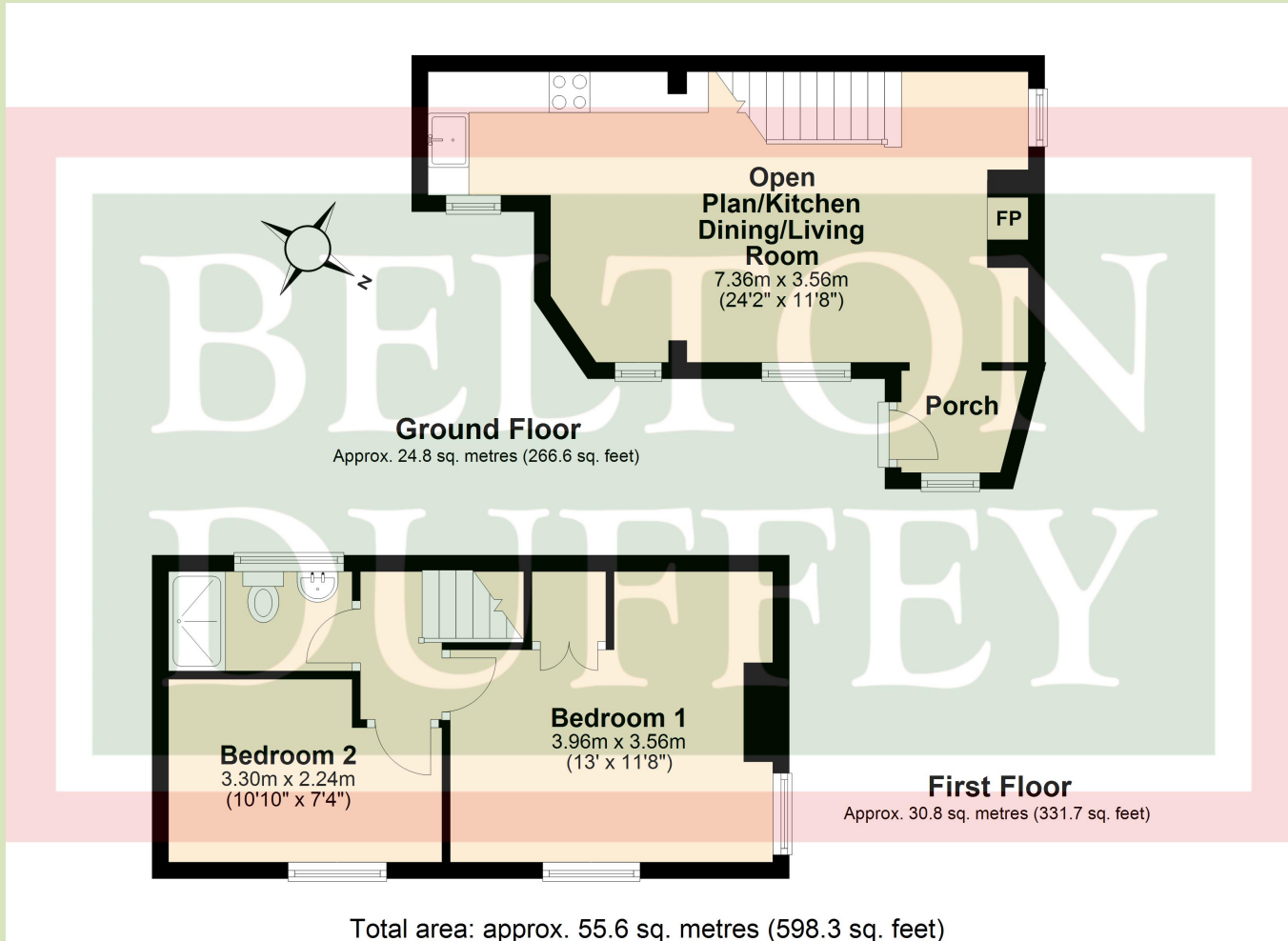
## **TENURE**

This property is for sale Freehold.

# VIEWING

Strictly by appointment with the agent.







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