



1 Cadamys Yard, Wells-next-the-Sea
Guide Price £375,000

BELTON DUFFEY

1 CADAMYS YARD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1PT

A modern end terrace brick and flint house with 3 bedroom accommodation and a south facing walled garden with a garage and parking space. No chain.

DESCRIPTION

1 Cadamys Yard is a rare opportunity to purchase an end of terrace brick and flint house situated in a convenient location only a few minutes walk from the centre of the ever popular seaside town of Wells-next-the-Sea. The name, Cadamys Yard, originates from the family of Cadamy who set up a blacksmiths on the site as far back as 1879.

The accommodation comprises an entrance hall, cloakroom, kitchen and sitting/dining room with 3 bedrooms and a shower room upstairs. Outside the property has a south facing walled courtyard garden to the rear with a garage with a parking space in front (please note that the garage and parking space are leasehold). Further benefits include gas-fired central heating, pine ledge and brace internal doors and UPVC double glazing.

Offered for sale with no onward chain, 1 Cadamys Yard has been a long term rental investment for the current owners but would also suit those buyers looking for a compact home close to amenities or a second home with holiday lettings potential.



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 HALL

2.79m x 1.10m (9' 2" x 3' 7")

A partly glazed UPVC door with a storm porch over leads from the front of the property into the entrance hall with the staircase leading up to the first floor landing. Laminate oak flooring, radiator and doors to the cloakroom, kitchen and sitting/dining room.

CLOAKROOM

1.80m x 0.92m (5' 11" x 3' 0")

Pedestal wash basin with a tiled splashback, WC, radiator, vinyl flooring and a window to the front with obscured glass.

KITCHEN

2.40m x 2.38m (7' 10" x 7' 10")

A range of fitted base and wall units with laminate worktops incorporating a white ceramic one and a half bowl sink unit with a mixer tap, tiled splashbacks. Integrated electric oven with an electric hob and extractor hood over, spaces and plumbing for a washing machine and freestanding fridge freezer. Vaillant gas-fired boiler, vinyl flooring, radiator and a window to the front overlooking the church.

SITTING/DINING ROOM

4.62m x 3.58m (15' 2" x 11' 9") at widest points.

UPVC French doors opening out onto the south facing courtyard garden. Small red brick corner fireplace with a raised quarry tiled hearth, radiator. Laminate oak flooring, deep understairs storage cupboard and a window overlooking the rear garden.



FIRST FLOOR LANDING

2.12m x 1.84m (6' 11" x 6' 0")

Galleried first floor landing with doors to the 3 bedrooms and shower room.

BEDROOM 1

3.13m x 2.45m (10' 3" x 8' 0")

Radiator and a large south facing Velux window to the rear of the property.

BEDROOM 2

2.85m x 2.45m (9' 4" x 8' 0")

Radiator, loft hatch and a dormer window to the front of the property overlooking the church.

BEDROOM 3

2.21m x 2.12m (7' 3" x 6' 11")

Radiator and a south facing Velux window to the rear of the property.

SHOWER ROOM

2.13m x 1.83m (7' 0" x 6' 0")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin with a tiled splashback, WC. Vinyl flooring, fitted shelving, radiator and a roof light window to the front of the property.

OUTSIDE

1 Cadamys Yard is located off Church Street behind a wide off street communal parking area leading to the property's front door with a storm porch over and small gravelled beds to either side.

A shared driveway to the side provides access to the garage in a block with a parking space in front. A tall timber pedestrian gate opens onto the walled south facing courtyard garden to the rear of the property. The garden has been slate chipped for ease of maintenance with a paved terrace, outside light and French doors to the sitting/dining room.

GARAGE

5.75m x 2.76m (18' 10" x 9' 1")

Up and over door to the front.

DIRECTIONS

On foot from Belton Duffey's Wells-next-the-Sea office, turn left up Staithe Street and turn left at the T-junction. Take the next right down High Street and turn left at the end onto Church Street. Pass the Bowling Green pub on your right and you will see the property a little further up on the right, 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 Band C.

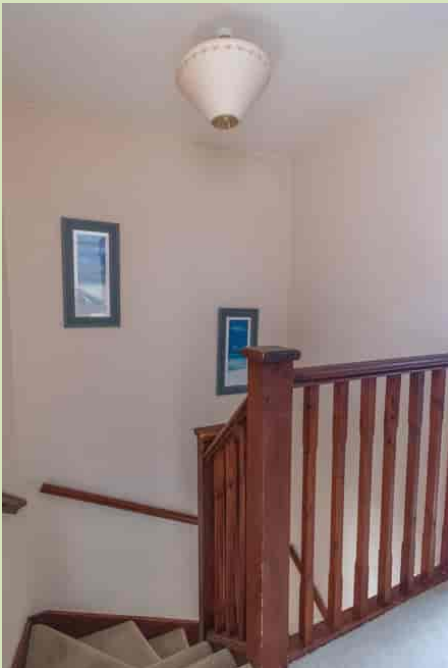
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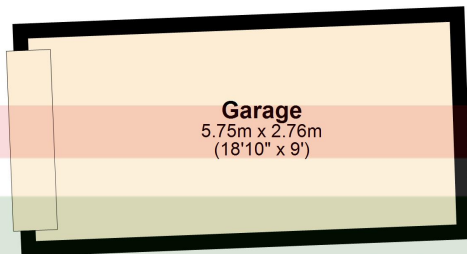
TENURE

This property is for sale Freehold.

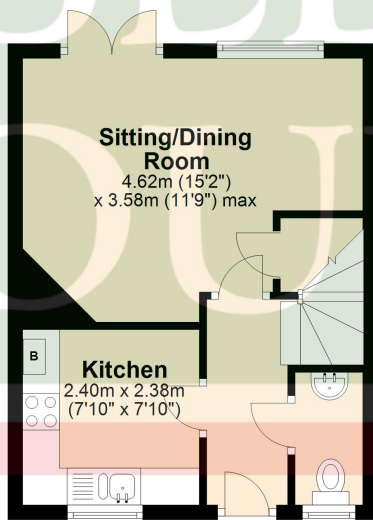
VIEWING

Strictly by appointment with the agent.

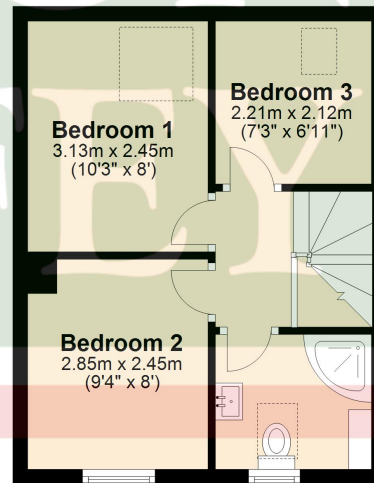




Ground Floor
Approx. 43.8 sq. metres (471.3 sq. feet)



First Floor
Approx. 28.4 sq. metres (305.6 sq. feet)



Total area: approx. 72.2 sq. metres (776.9 sq. feet)





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