



Arnica Cottage, Wells-next-the-Sea
Offers in Excess of £450,000

BELTON DUFFEY



ARNICA COTTAGE, 9 THE GLEBE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1AZ

An attractive end terrace period cottage with beautifully presented 2 double bedroom, 2 bathroom accommodation and west facing garden close to the Quay.

DESCRIPTION

Arnica Cottage is a charming end terrace period cottage situated right in the heart of Wells-next-the-Sea just moments from the Quay and a few minutes' walk to the town's main shopping street. The current owners have carried out an extensive programme of refurbishment during their period of ownership and the cottage has a wealth of character features including painted 4 panel doors, sash windows to the front and a traditional style cast iron gas fire in the sitting room. There is also the benefit of gas-fired central heating, double glazing throughout and a well appointed kitchen and shower rooms.

The beautifully presented spacious ground floor accommodation comprises a boot room to the rear with a lobby off, shower room, kitchen and a good sized sitting room. Upstairs, a landing to 2 double bedrooms; the principal bedroom also having an en suite shower room and a glimpse of the sea.

Outside, there is an attractive low maintenance west facing courtyard garden to the rear and a useful outbuilding.

Arnica Cottage is being offered for sale with no onward chain and would be ideal for buyers looking for a compact characterful permanent home close to the town's amenities or a second home with a track record as a holiday lettings business. The furniture, fixtures and fittings are available by separate negotiation.

SITUATION

Wells-next-the-Sea is an attractive Georgian coastal town with good access to the market towns of Fakenham, King's Lynn, Holt and Norwich. Wells-next-the-Sea has many amenities and leisure activities on offer in the town or close by in the neighbouring coastal villages including, sailing, bird watching, walking, first class accommodation and restaurants, nursery, primary and secondary schools, doctor's surgery, 2 supermarkets, petrol station and a full range of diverse, independent shops.

The Quay is still the hub of the town with the familiar sight of "gillying" - fishing for shore crabs and the resident Dutch sailing ketch Albatros alongside the small fishing fleet and growing number of leisure craft. The beach, a mile along the beach road and accessible via the sea wall walk, car or the small railway, boasts beautiful sands, dunes and colourful beach huts fringing the pinewoods.

BOOT ROOM

1.70m x 1.27m (5' 7" x 4' 2") Glazed French doors lead from the courtyard garden to the rear of the property into the boot room with a recessed coir mat and space for coat hooks and shoe storage etc. Worktop with space and plumbing under for a dishwasher, oak laminate flooring, obscured glass window to the side, window to the kitchen and a partly glazed door leading into:

INNER LOBBY

Laminate oak flooring, door to the shower room and a partly glazed door to the kitchen.



GROUND FLOOR SHOWER ROOM

2.30m x 1.81m (7' 7" x 5' 11") at widest points. Shower cubicle with an electric shower, vanity storage unit with a range of cupboards incorporating a wash basin and concealed cistern WC. Chrome towel radiator, tiled floor and walls, extractor and a window to the rear with obscured glass.

KITCHEN

4.30m x 2.57m (14' 1" x 8' 5") A range of base and wall units with hardwood block worktops incorporating a butler sink, tiled splashbacks. Integrated oven and gas hob with a stainless steel extractor hood and splashback, space for a fridge freezer and space and plumbing for a washing machine. Staircase leading up to the first floor landing, radiator, oak laminate flooring and a wide opening leading into:

SITTING/DINING ROOM

4.30m x 4.16m (14' 1" x 13' 8") Fireplace housing a traditional style cast iron coal effect gas fire with an oak surround, stainless steel vertical radiator, fitted wall shelves, display recess, TV point and room for a dining table and chairs. Sash window to the front and a partly glazed composite door leading out to The Glebe, recessed coir mat.

FIRST FLOOR LANDING

Display recess and doors to the 2 bedrooms.

BEDROOM 1

3.79m x 3.38m (12' 5" x 11' 1") Built-in wardrobe and a further built-in storage cupboard, radiator, wall lights, TV point, display recess and loft hatch. Sash window to the front with a glimpse of the sea and a door leading into:

EN SUITE SHOWER ROOM

2.11m x 0.93m (6' 11" x 3' 1") A suite comprising a shower cubicle with an electric shower, vanity cupboard incorporating a wash basin, WC. Chrome towel radiator, tiled floor and walls, extractor and a ceiling sun tunnel giving natural light.

BEDROOM 2

3.36m x 2.65m (11' x 8' 8") Built-in wardrobe cupboard, 2 further cupboards above the staircase, radiator and a dormer window overlooking the rear garden.

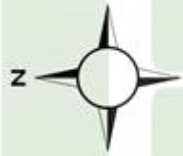
OUTSIDE

Arnica Cottage has a pedestrian right of way to the side leading to a picket gate opening onto the attractive west facing courtyard garden to the rear of the cottage. The garden has been gravelled for ease of maintenance with walled and willow weaved fenced boundaries, marble table top, outside light and tap. A further gate leads over the neighbouring cottage's garden to a useful brick built outbuilding belonging to Arnica Cottage.

Please note that, as is common with period properties in the town, the neighbouring property has a pedestrian right of way across the courtyard garden.

Ground Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



Sitting/Dining Room

4.30m x 4.16m
(14'1" x 13'8")

FP

Kitchen
4.30m x 2.57m
(14'1" x 8'5")

Boot Room



Bedroom 1
3.79m x 3.38m
(12'5" x 11'1")

Bedroom 2
3.36m x 2.65m
(11' x 8'8")

First Floor

Approx. 30.8 sq. metres (331.6 sq. feet)

Total area: approx. 67.0 sq. metres (721.4 sq. feet)

DIRECTIONS

On foot from Belton Duffey's Wells-next-the-Sea office, turn right heading north down Staithe Street to the end. Turn left at the Quay and continue for approximately 125 yards where you will see The Glebe on the left. Arnica Cottage is about halfway down on the right-hand side.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators.

EPC Rating Band D.

LOCAL AUTHORITY

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Tel: (01263) 513811.

Council Tax Band n/a (registered for Business Rates).

TENURE

The property for sale is Freehold.

VIEWING

Strictly by appointment with the agent.





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