



**12 Chapel Yard, Wells-next-the-Sea**  
**Guide Price £400,000**

**BELTON DUFFEY**

## 12 CHAPEL YARD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1BJ

A charming 2 bedroom period cottage with garden, garage and a parking space, situated in the heart of Wells-next-the-Sea. No onward chain.

### DESCRIPTION

12 Chapel Yard is a charming mid terrace period cottage built of limewashed brick under a pantiled roof in a row of 7 Grade II Listed cottages and believed to date back to the early 19th Century. The property is situated on a quiet tucked away yard yet is just a short stroll to the Quay and the centre of the seaside town of Wells-next-the-Sea. The extended accommodation briefly comprises a kitchen/dining room and sitting room with a landing leading to 2 bedrooms and a bathroom upstairs. The property would now benefit from some light refurbishment but does have gas-fired central heating installed and sash windows to the front aspect.

Outside, there is a small plant bed to the front with a lawned and paved garden to the rear, a garage and parking space, all of which are at a premium this close to the town centre.

12 Chapel Yard is being offered for sale with no onward chain and, with the town's shopping centre being just a short walk away, this is an ideal property for those buyers looking for a character permanent residence close to amenities or a second home with holiday lettings potential. The furniture, fixtures and fittings are available by separate negotiation.



## **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. 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.

## **SITTING ROOM**

4.42m x 3.86m (14' 6" x 12' 8")

A glazed timber door with a storm porch over and outside light leads from the front of the property into the sitting room. Staircase to the first floor landing, boarded up fireplace with a fitted cupboard and display shelves to the sides, radiator and a sash window to the front.

Door leading into:

## **KITCHEN/DINING ROOM**

3.88m x 3.80m (12' 9" x 12' 6")

A good sized kitchen/dining room with a range of pine base and wall units with laminate worktops incorporating a stainless steel sink, tiled splashbacks. Cooker space with gas connection, fridge freezer space and space and plumbing for a washing machine. Fitted larder cupboard with louvre doors, radiator, window overlooking the rear garden and a glazed UPVC door leading outside.

## **FIRST FLOOR LANDING**

Doors to the 2 bedrooms and bathroom.

## **BEDROOM 1**

3.98m x 3.39m (13' 1" x 11' 1") at widest points.

Built-in wardrobe cupboard and a further built-in airing cupboard housing the gas-fired boiler and hot water cylinder. Radiator, loft hatch and a sash window to the front of the property.



## **BEDROOM 2**

3.85m x 2.04m (12' 8" x 6' 8")

Radiator and a window overlooking the rear garden with a glimpse of the sea.

## **BATHROOM**

2.83m x 1.68m (9' 3" x 5' 6")

A suite comprising a bath, pedestal wash basin and WC. Radiator, tiled splashbacks, shaver point and light and a window to the rear with obscured glass.

## **OUTSIDE**

12 Chapel Yard is set back a little way off the yard behind a small plant bed bounded by a low brick wall with a concrete pathway leading to the front door with a storm porch over and outside light.

A pedestrian gate leads from the parking area to the rear of the property into the garden which comprises a paved terrace, with a small lawn and plant bed with fenced boundaries, outside light.

## **GARAGE**

5.19m x 2.75m (17' 0" x 9' 0")

Situated in a block and accessed via a vehicular right of way over the driveway to north of the terrace. Metal up and over door and a parking space in front.

## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, turn left up Staithe Street and turn right at the T-junction onto Station Road. Take the second right into Clubbs Lane and turn left at the end onto Theatre Road.

Chapel Yard is approximately 200 metres further up on the right hand side and number 12 is located approximately half way down on the right-hand side.

## **OTHER INFORMATION**

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

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Telephone . Council Tax Band C.

## TENURE

This property is for sale Freehold.

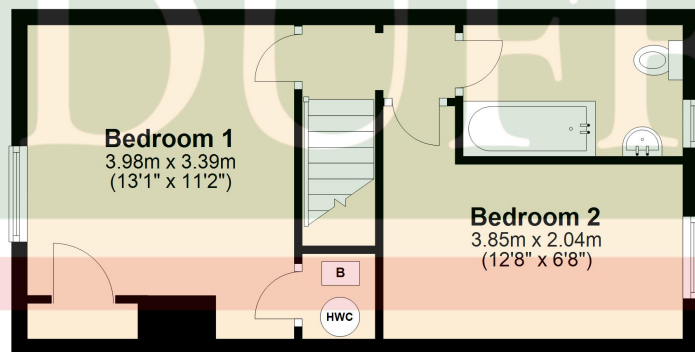
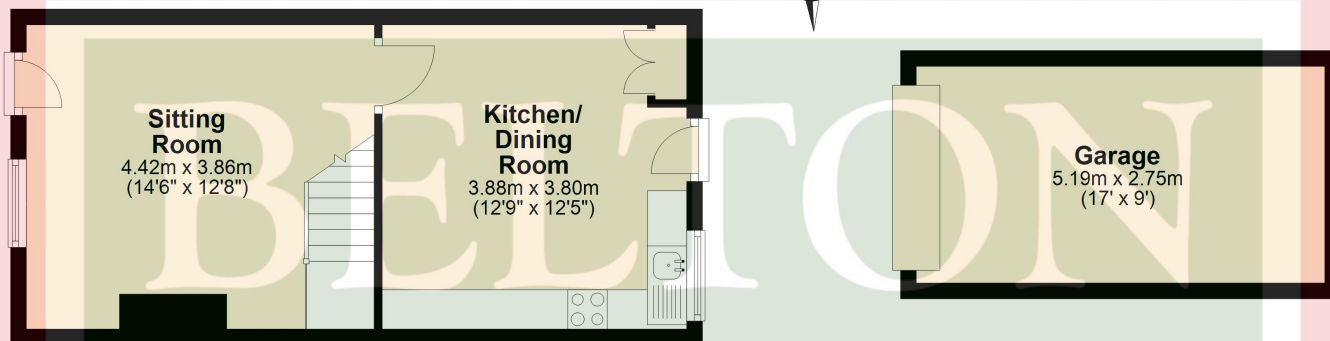
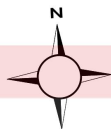
## VIEWING

Strictly by appointment with the agent.



### Ground Floor

Approx. 24.7 sq. metres (266.3 sq. feet)



### First Floor

Approx. 31.1 sq. metres (335.2 sq. feet)

Total area: approx. 55.9 sq. metres (601.4 sq. feet)





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