



**Mermaid Cottage, Wells-next-the-Sea**  
**Offers in Excess of £300,000**

**BELTON DUFFEY**



# **MERMAID COTTAGE, JOLLY SAILOR YARD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1LA**

A PERFECT BOLTHOLE: A charming 2 bedroom period cottage situated just off the Quay. No onward chain.

## **DESCRIPTION**

Mermaid Cottage is a charming semi-detached period cottage situated in a prestigious location just off East Quay on Jolly Sailor Yard. The accommodation briefly comprises a cosy sitting/dining room and kitchen with a landing upstairs leading to the 2 bedrooms and bathroom. Further benefits include an open fireplace in the sitting room, exposed ceiling and wall beams, pamment tiled floors and pine latch doors.

Offered with no onward chain, the property does not have any outside space or parking, but with the Quay being just a stone's throw away, this would make the property an ideal second home with holiday lettings potential. The furniture, fixtures and fittings are also 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/DINING ROOM**

3.75m x 3.64m (12' 4" x 11' 11")

An attractive timber entrance door, with stained glass inset, leads directly off Jolly sailor Yard into the sitting/dining room with open brick fireplace (the current owner uses an electric stove). Staircase leading up to the first floor landing, exposed ceiling and wall beams, pamment tiled floor, wall lights, space for a small dining table and chairs, built-in storage cupboard. Double aspect windows to the front and side and an opening leading into:



## **KITCHEN**

2.66m x 1.44m (8' 9" x 4' 9")

A range of base and wall units with oak block worktops incorporating a butler sink with a chrome mixer tap and tiled splashbacks. Spaces and plumbing for a dishwasher, fridge freezer space, microwave shelf, electric radiator. Exposed wall beams, painted tiled floor, extractor fan and 2 windows to the rear with obscured glass.

## **FIRST FLOOR LANDING**

Window to the rear, exposed ceiling beams and pine latch doors to the 2 bedrooms and bathroom.

## **BEDROOM 1**

3.64m x 2.34m (11' 11" x 7' 8") at widest points.

Exposed ceiling and wall beams, wall lights, electric radiator, small stained glass window into bed 2 and double aspect windows to the front and side.

## **BEDROOM 2**

3.35m x 2.05m (11' 0" x 6' 9")

Exposed ceiling and wall beams, recess suitable for a wardrobe, loft hatch and a window to the front.

## **BATHROOM**

1.71m x 1.57m (5' 7" x 5' 2")

A white suite comprising a bath with a traditional chrome shower mixer tap, pedestal wash basin and WC. Electric towel radiator, tiled splashbacks, exposed ceiling beam and a window to the rear.

## **OUTSIDE**

Please note Mermaid Cottage does not have a garden or parking.

## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, head north down Staithe Street and turn right at the Quay heading east. Continue past the Chandlery on your right onto East Quay and, after approximately 100 yards, take the turning right onto Jolly Sailor Yard where you will see Mermaid Cottage approximately 100 yards further up on the left-hand side.

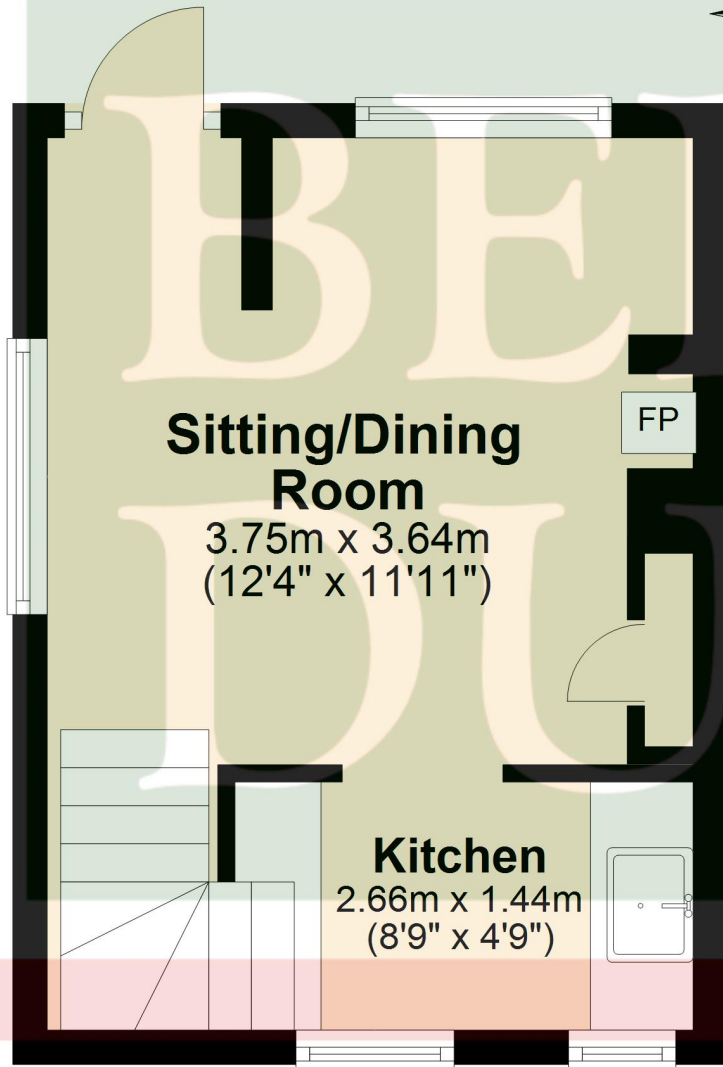
## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Electric radiator heating. EPC Rating Band F.

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

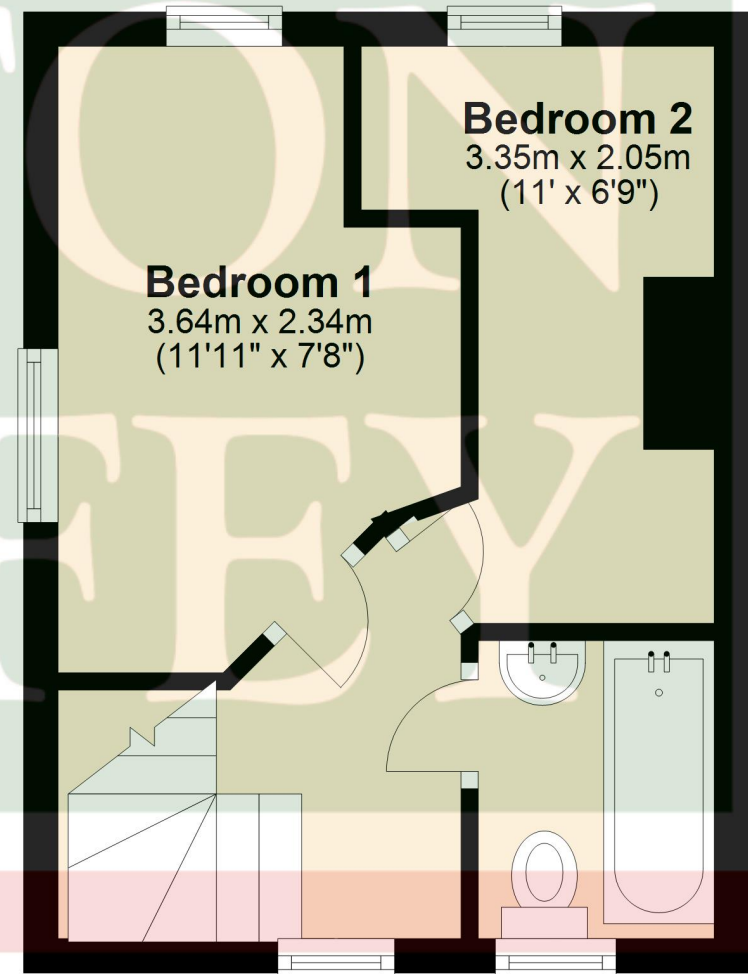
## Ground Floor

Approx. 18.7 sq. metres (200.9 sq. feet)



## First Floor

Approx. 19.9 sq. metres (214.7 sq. feet)



Total area: approx. 38.6 sq. metres (415.6 sq. feet)

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

