



**13 Mindhams Yard, Wells-next-the-Sea**  
Guide Price £450,000

**BELTON  
DUFFEY**

## 13 Mindhams Yard

Wells-next-the-Sea,  
Norfolk, NR23 1BL



*A high specification brick and flint cottage of character and style with courtyard garden and private parking in convenient traffic free location.*

### DESCRIPTION

Situated at the head of a quiet lane, just off Freeman Street, close to the quay and town centre this attractive brick and flint cottage was professionally renovated 10 years ago and is now offered for sale in immaculate order throughout with clever design features to maximise the use of space, hard landscaped courtyard garden and private parking space.

The accommodation includes fitted kitchen/dining room, utility lobby, cloakroom, spacious sitting room overlooking the garden, bedroom 1 with en-suite shower and bedroom 2 with en-suite shower. Additional features include gas to radiator central heating, double glazed sash windows and quality hardwood joinery throughout, including oak flooring.

To the rear is an enclosed and hard landscaped courtyard garden and there is an allocated single parking space. This property has been a much cherished private holiday home and is available with no onward chain.

### GROUND FLOOR

A stable door leads from the parking area into the fitted kitchen dining room which features bespoke storage cabinets, composite worksurfaces, fitted appliances and tiled flooring. Off the kitchen is a utility lobby accessed via a sliding door which minimises any appliance noise and has racked storage and plumbing for an automatic washing machine. There is a cloakroom WC off the utility.

The sitting room overlooks the garden with double doors affording access and there is oak boarded flooring and a solid oak staircase rising to the first floor.



## *what3words: llchanged.tinsel.static*

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

### **FIRST FLOOR**

A bright landing with Velux roof light and loft access for storage leads to the two double bedrooms, the first with front aspect, fitted wardrobes and en-suite shower room and the second overlooking the rear garden, also with en-suite facilities. Both en-suites have space saving sliding doors.

### **OUTSIDE**

To the front of number 13 is an allocated, gravel covered parking space for one vehicle.

The rear courtyard garden is enclosed and secure with close boarded fencing to the boundary and has been landscaped to include brick and paved split level patio, raised water feature, plant level lighting and shrub beds. There is also a timber tool shed.

### **SERVICES AND EPC RATING**

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band C.

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

### **TENURE**

This property is for sale Freehold.

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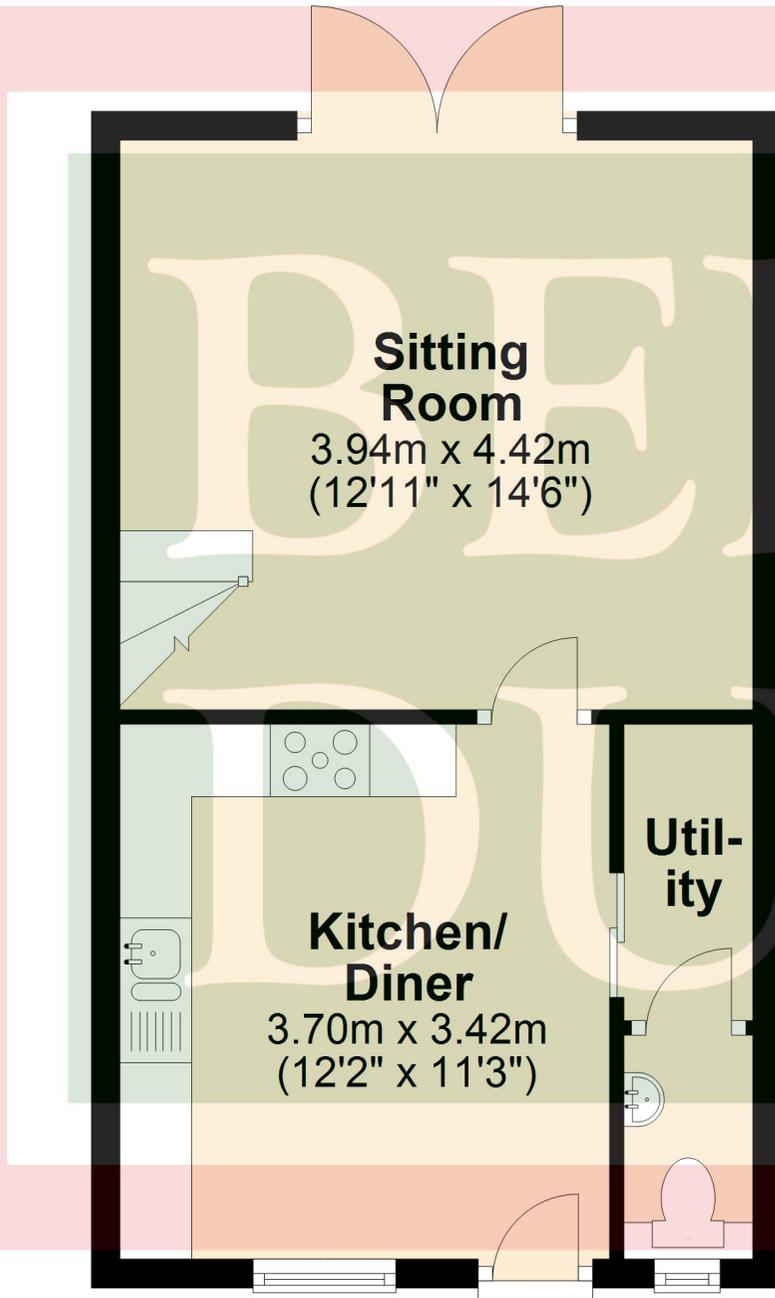
## SITUATION

Wells-next-the-Sea has been a commercial and fishing port for nearly 600 years and still supports a thriving fishing fleet bringing in a catch of, predominantly, shellfish 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 extensive sandy beach is often ranked as one of the top 10 in the country by travel journals. Set against a backdrop of Corsican pinewoods, the stunning beach is home to the much publicised, iconic colourful beach huts, which are available to buy or can be rented 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 speciality food stores. For entertainment, the recently opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. 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 cottage hospital providing a range of accessible and integrated health and well-being services.

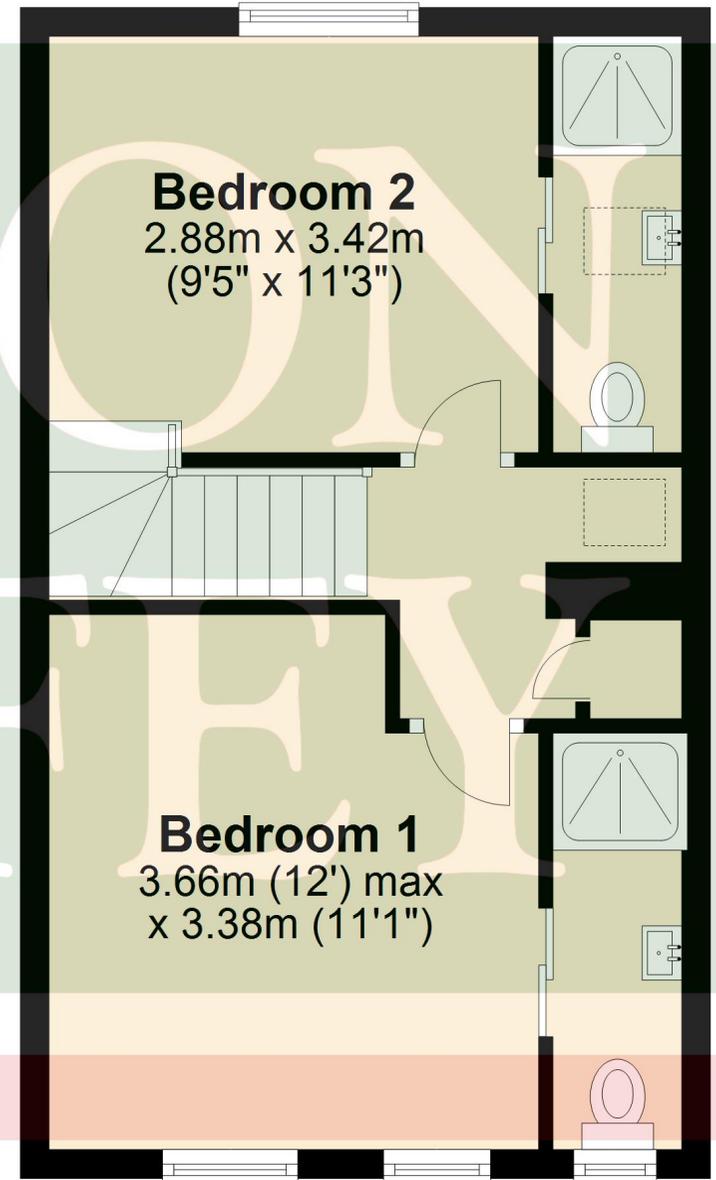
# Ground Floor

Approx. 34.2 sq. metres (368.2 sq. feet)



# First Floor

Approx. 33.8 sq. metres (363.5 sq. feet)



Total area: approx. 68.0 sq. metres (731.7 sq. feet)



**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.





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