



**Shop and Cottage, Wells-next-the-Sea**  
**Guide Price £425,000**

**BELTON DUFFEY**



# SHOP AND COTTAGE, 49 STAITHE STREET, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1AG

A unique opportunity to acquire a Grade II Listed cottage with courtyard and prime retail unit in the heart of Wells-next-the-Sea.

## DESCRIPTION

Offered to the market with no onward chain, 49 Staithe Street is a rare and exciting opportunity to purchase a Grade II Listed building right in the heart of Wells-next-the-Sea. The property comprises a residential cottage with enclosed courtyard garden and attached commercial premises on the main shopping street in the seaside town of Wells-next-the-Sea, just 250 yards from the Quay.

The cottage has accommodation laid out over 2 storeys briefly comprising a kitchen and sitting/dining room with a landing upstairs leading to 3 bedrooms and a shower room. Outside, there is a west facing walled courtyard garden, accessed via a pedestrian alleyway off Staithe Street.

The retail premises are currently tenanted on a short term rolling lease providing an investment income opportunity or the chance to run one's own business from home. Please ask Belton Duffey for more information.



## **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.

## **THE COTTAGE:**

The cottage is accessed via a pedestrian alleyway (also shared with the neighbouring property) leading off Staithe Street to a door opening onto the property's courtyard garden. Partly glazed door to:

## **KITCHEN**

4.42m x 2.23m (14' 6" x 7' 4")

Window with courtyard aspect, range of painted floor and wall mounted storage units with woodblock worksurfaces incorporating double bowl stainless steel sink unit, attractive complimentary tiling. Concealed gas-fired boiler, recess for cooker with extractor hood over, spaces and plumbing for white goods, radiator, access to loft space, quarry tiled flooring. Door to:

## **SITTING/DINING ROOM**

4.08m x 3.85m (13' 5" x 12' 8")

3 windows to side with courtyard aspect, fireplace housing a gas fire, radiator, partly pine boarded floor. Door to retail area and a door opening onto the staircase to the first floor.

## **FIRST FLOOR LANDING**

Spacious landing with access to loft space, exposed floorboards, doors to the 3 bedrooms and bathroom.





## **BEDROOM 1**

4.18m x 4.05m (13' 9" x 13' 3")

Multi-paned sash window with courtyard aspect, exposed floorboards, shelved airing cupboard housing the hot water cylinder, radiator.

## **BEDROOM 2**

3.71m x 2.36m (12' 2" x 7' 9")

Multi-paned sash window with aspect over Staithe Street, exposed floorboards, radiator.

## **BEDROOM 3**

3.35m x 2.29m (11' 0" x 7' 6")

Multi-paned sash window with aspect over Staithe Street, built-in cabin bed, exposed floorboards, radiator.

## **BATHROOM**

Window overlooking courtyard, suite comprising panelled bath with a chrome mixer shower over and curtain, vanity unit with inset basin and storage cupboard below, WC. Extensive complimentary tiling, radiator, exposed floorboards.

## **COURTYARD GARDEN**

A secluded west facing walled courtyard with flagstone paving and external lighting. Door giving pedestrian access to Staithe Street via a pedestrian alleyway to the side.

## **THE SHOP:**

The shop provides a rare opportunity to provide an income or to run one's own business from home - please ask Belton Duffey for more information. Comprising:

## **RETAIL SPACE**

7.08m x 4.19m (23' 3" x 13' 9")

Twin multi-paned sash windows to front and a window to the rear courtyard, fireplace recess, storage cupboard, laminate flooring and door to living accommodation (currently boarded up).

## **DIRECTIONS**

On foot from Belton Duffey's Wells-next-the-Sea office, head north down Staithe Street for approximately 200 yards where you will see the property (number 49) on the left-hand side.

## OTHER INFORMATION

Mains water, mains drainage and mains electricity. Cottage has gas-fired central heating to radiators - EPC Rating Band D. Shop has no heating installed - EPC Rating Band C.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Cottage Council Tax Band B. Shop registered for Business Rates and has a Rateable Value of £7,700.

## TENURE

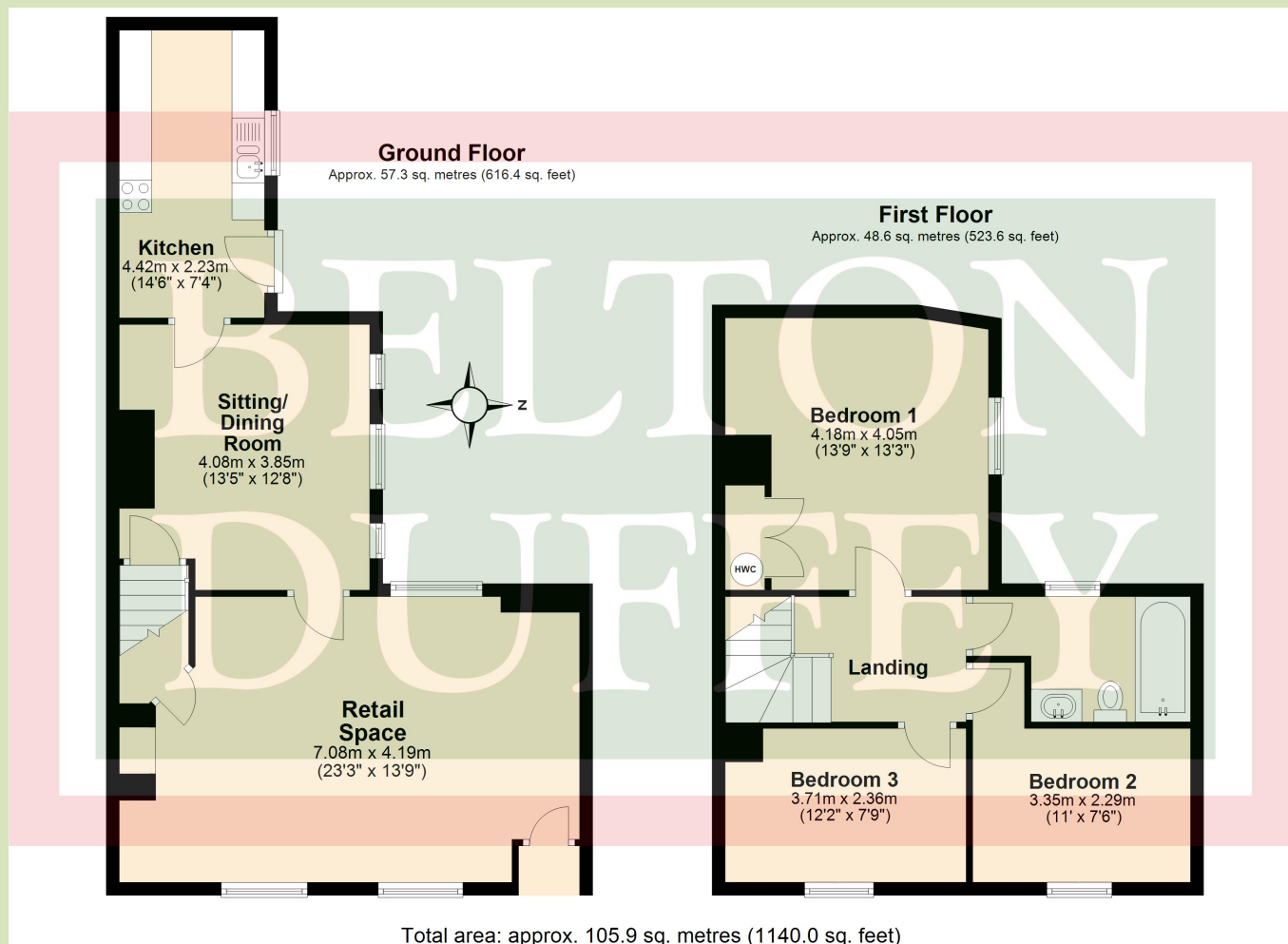
This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.









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