



**Two Ways, Wells-next-the-Sea**  
**Offers in Excess of £395,000**

**BELTON DUFFEY**



## **TWO WAYS, EAST END, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1LD**

A charming period former fisherman's cottage with 2 bedrooms and fine sea views in a sought after Quay location. No onward chain.

### **DESCRIPTION**

Two Ways is a charming end-terrace period cottage built of brick and flint walls under a pantiled roof and situated in a prominent location just a few steps from the water's edge on East Quay. This former fisherman's cottage has fine sea views to the north and all of the town's amenities are just a short walk away. There is well presented surprisingly spacious accommodation comprising an open plan kitchen/dining/living room to the ground floor with a landing upstairs leading to 2 bedrooms and a shower room. The cottage also has the benefit of a wood burning stove in the living area, cast iron bedroom fireplace, gas-fired central heating installed, engineered oak flooring and sash windows to the north elevation.

Two Ways is being offered for sale with no onward chain and would suit a number of purposes perhaps as a second home with holiday lettings potential as well as for a compact home in an idyllic yet convenient location.

### **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.

### **KITCHEN/DINING AREA**

4.38m x 3.54m (14' 4" x 11' 7")

A solid timber entrance door leads directly off Shipwrights Yard into the kitchen/dining area with a range of cream base and wall units with woodblock worktops over incorporating butler sink, tiled splashbacks. Integrated appliances including an oven, ceramic hob with an extractor hood over, slimline dishwasher, fridge and washing machine. Opening to a winder staircase leading up to the first floor landing, understairs storage cupboard, engineered oak flooring and a window with views towards the quay. Open plan to:



## **LIVING AREA**

4.3m x 2.39m (14' 1" x 7' 10")

A wood burning stove on a pamment tiled hearth with an exposed flue, radiator, engineered oak flooring and double aspect windows with views towards the quay.

## **FIRST FLOOR LANDING**

The staircase leads from the kitchen/dining area with electric combi boiler, engineered oak flooring, loft hatch and ceiling light tunnel. Doors to the 2 bedrooms and shower room.

## **BEDROOM 1**

4.37m x 2.56m (14' 4" x 8' 5")

Engineered oak flooring, radiator and sash window to the north with fine sea views.

## **BEDROOM 2**

3.53m x 2.2m (11' 7" x 7' 3")

Period cast iron fireplace, engineered oak flooring, radiator and east facing window with fine sea views.

## **SHOWER ROOM**

2.51m x 1.07m (8' 3" x 3' 6")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin, WC. Ceiling light tunnel, chrome towel radiator and tiled floor.

## **OUTSIDE**

Please note that Two Ways does not have a garden, but stands behind a shrub bed where there is space for a bench seat.

## **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. After approximately 100 yards, you will see a large white building on your left, 'Shipwrights', where you will see Two Ways almost directly opposite, on the corner with Shipwrights Yard.

## **OTHER INFORMATION**

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

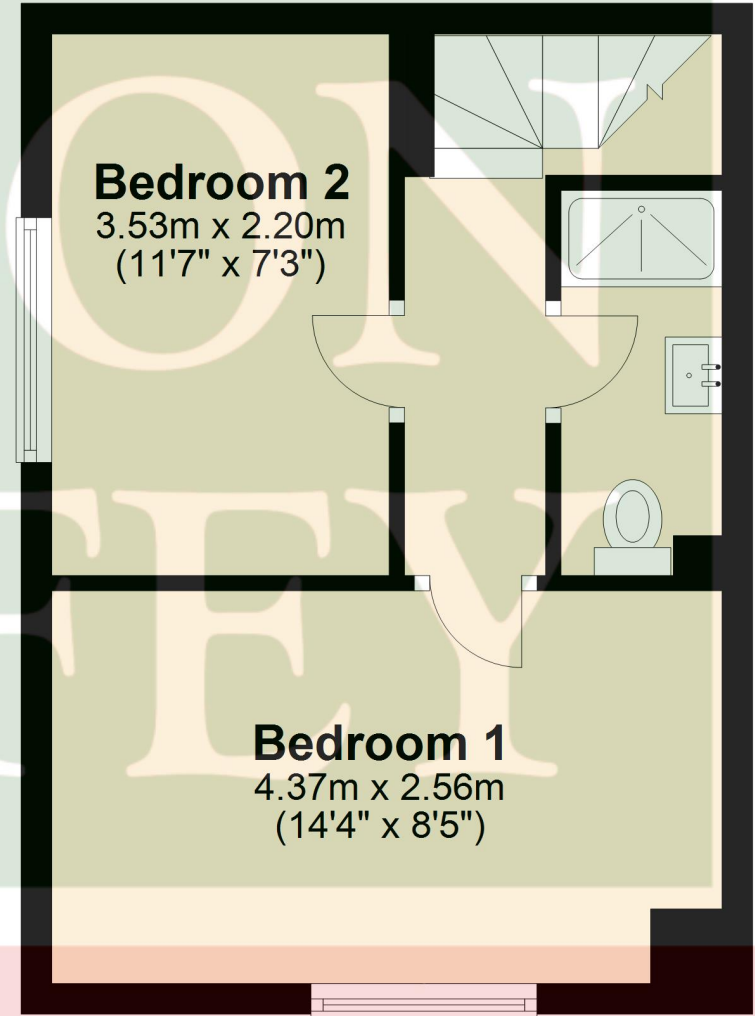
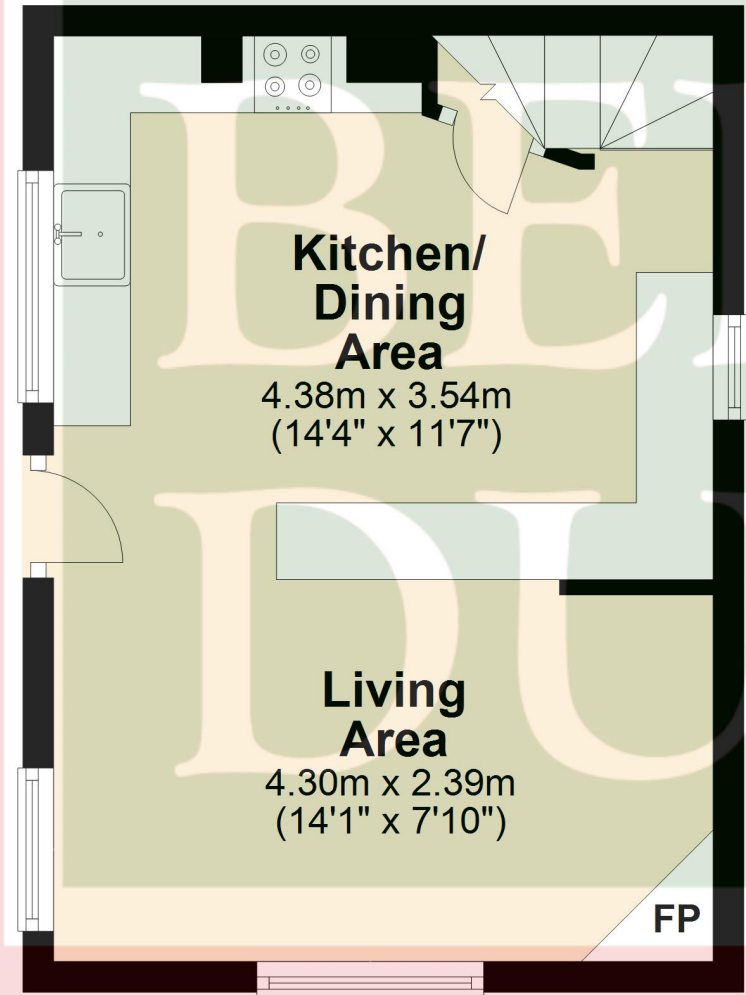
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C.

## Ground Floor

Approx. 25.9 sq. metres (279.2 sq. feet)

## First Floor

Approx. 27.2 sq. metres (292.7 sq. feet)



Total area: approx. 53.1 sq. metres (571.9 sq. feet)

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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