



The Cottage, Wells-next-the-Sea
Offers in Excess of £400,000

BELTON DUFFEY



THE COTTAGE, STEARMANS YARD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1BW

Unique opportunity - 2 detached iconic Grade II Listed landmark cottages in the heart of Wells-next-the-Sea with no onward chain.

DESCRIPTION

On the market for the first time in over 30 years, and offered with no onward chain, is this pair of Grade II Listed detached brick and flint cottages located in the very heart of Wells-next-the-Sea - just a couple of minutes' walk from the Quay. The properties, sitting either side of the entrance to Stearmans Yard, were built as accommodation for ostlers (stablemen) in the early 19th century and were originally identical until additional cottage accommodation was incorporated to the north side property.

The property to the south side remains as originally built - 1 up, 1 down with a small open garden to the rear, currently used for storage purposes but would make ideal attractive ancillary accommodation for the larger cottage which consists of an entrance hall, large sitting/dining room, cloakroom, conservatory and kitchen downstairs with a main bedroom, bathroom and 2 interconnecting bedrooms upstairs as well as a small courtyard garden.

The property is being offered for sale with no onward chain.

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.

MAIN COTTAGE (NORTH)

ENTRANCE HALL

Timber entrance door leading into small hall, exposed beam and shelving with small arched window to the front. Door to cloakroom, latch door to sitting room and staircase to first floor.



CLOAKROOM

WC and wash hand basin, small arched window to the front.

SITTING/DINING ROOM

6.78m x 4.23m (22' 3" x 13' 11")

SITTING ROOM

Pine latch door from hall into generous sized reception room with floor to ceiling red brick fireplace on quarry tiled hearth (vendors currently use electric stove in recess), night storage heater, storage cupboard, TV point, 2 sash windows to the front. Wide archway into:

DINING AREA

Boarded up fireplace, recessed shelving, night storage heater, 2 windows to the side.

2 steps up to:

KITCHEN

4.27m x 1.86m (14' 0" x 6' 1")

Galley kitchen with pine wall and base units, laminate worktops, quarry tiled floor, space for freestanding cooker and fridge/freezer, plumbing for washing machine, stainless steel sink and a window overlooking the garden to the rear.

Pine half glazed stable door into:

CONSERVATORY

4.75m x 1.76m (15' 7" x 5' 9")

Painted timber framed construction on a low brick wall with polycarbonate roof. Quarry tiled floor and a half glazed door out to the side of the property.

FIRST FLOOR LANDING

Dog legged staircase, cupboard housing Ariston water heater, small window to the side.

BEDROOM 1

3.69m x 3.48m (12' 1" x 11' 5")

Pine latch door, floor to ceiling red brick fireplace with cast iron grate, recessed hanging space, electric panel heater, sash window to the front with a glimpse of the sea.

BEDROOM 2

4.31m x 2.47m (14' 2" x 8' 1")

Pine latch door, recessed hanging space and shelving, pine floorboards, electric panel heater, window to the side. Leading to:



BEDROOM 3

4.26m x 2.48m (14' 0" x 8' 2")

Pine latch door, loft access, windows to the side and rear.

BATHROOM

2.15m x 1.77m (7' 1" x 5' 10")

White suite comprising wash hand basin, bath with electric shower over and shower curtain, WC. Glass shelf, strip light over sink, small arched window to the front.

OSTLER COTTAGE (SOUTH)

To the south of the main cottage, Ostler Cottage comprises 1 room to each floor and offers scope to create detached 2 storey en suite bedroom accommodation (subject to the necessary permissions).

SITTING ROOM

3.05m x 2.42m (10' 0" x 7' 11")

Timber entrance door leading straight into the sitting room. Small original cast iron range with exposed beam over, understairs storage cupboard, 2 small arched windows to the front.

Narrow winder staircase:

BEDROOM

2.78m x 2.35m (9' 1" x 7' 9")

Pine floorboards, wall and strip light, small arched window to the front.

OUTSIDE

The properties sit either side of large timber gates leading into the shared gravel driveway for Stearmans Yard. The south side cottage has an open paved small courtyard to the west bordered by a tall fence to one side and a high brick and flint wall to the other with space for planters and pots and considered suitable for potentially converting into a parking space (subject to any necessary permissions).

The north side cottage also has an open paved space to the west side with potential to create a small garden for containers/pots.

DIRECTIONS

From Belton Duffey's office in Wells-next-the-Sea, turn right and continue to the end of Staithe Street. Turn left onto the Quay, continue left, over the mini roundabout and onto Freeman Street. You will see the Freeman Street car park on the left hand side, the properties are located on the west side, as indicated by the Belton Duffey 'For Sale' board.



OTHER INFORMATION

Mains water, mains drainage and mains electricity. Partial electric radiator and night storage heating. EPC Rating Band n/a (exempt as Grade II Listed).

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

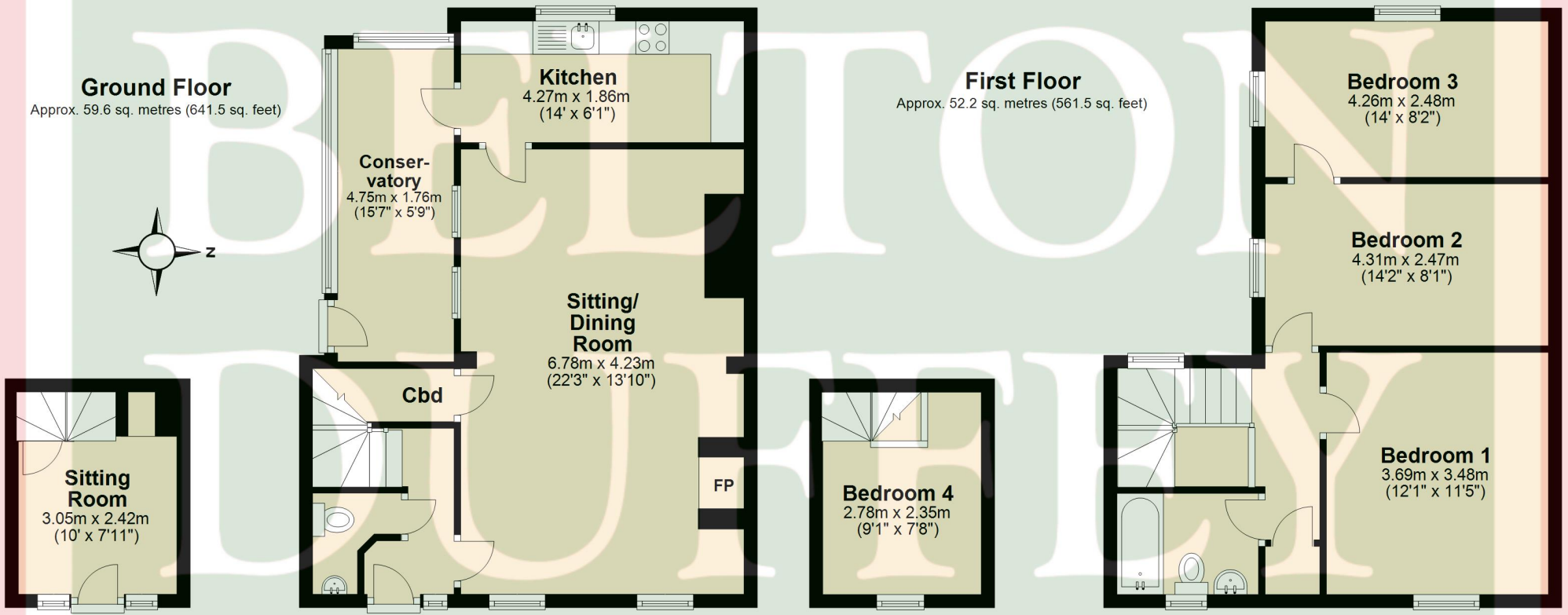
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 111.8 sq. metres (1203.0 sq. feet)

www.beltonduffey.com

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

E: fakenham@beltonduffey.com
T: 01328 855899
Norfolk, NR21 9AS.
Fakenham,
3 Market Place,

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

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