



**Blackbird Barn, Wells-next-the-Sea**  
**Guide Price £599,950**

**BELTON DUFFEY**

# BLACKBIRD BARN, 50 HIGH STREET, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1EN

A superb barn conversion situated in the heart of Wells-next-the-Sea with beautifully presented accommodation and an attractive garden. No chain.

## DESCRIPTION

Blackbird Barn is a Grade II Listed barn conversion built of brick and flint walls under a pantiled roof, and situated on the High Street in Wells-next-the-Sea. Once the hub of commercial activity, the High Street is now a highly sought after residential Conservation Area lined with period properties, many of which are similarly Listed. The property has since been lovingly renovated and refurbished over the years to offer well proportioned accommodation comprising to the ground floor impressive open plan kitchen/dining/living space with a utility/cloakroom off. Upstairs there is a spacious landing with a study area, 2 double bedrooms and a luxury shower room. The principal bedroom also offers scope to divide creating a third bedroom (subject to the necessary permissions).

The property has many interesting features such as vaulted ceilings with exposed beams and floorboards, a wood burning stove in the living space, latch internal doors, sash window and a Juliette balcony to bedroom 1 overlooking the garden. Outside, there is an attractive low maintenance garden which warps around the property to the front and side.

Blackbird Barn is being offered for sale with no onward chain and, with the centre of town just a short stroll away, would make an ideal permanent home close to amenities or a character second home with holiday lettings potential. The furniture, fixtures and fittings are 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. 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.

## **OPEN PLAN KITCHEN/DINING/LIVING SPACE**

11.86m x 4.26m (38' 11" x 14') at widest points.

A glazed timber door with glazed panels to the sides leads from the garden into the impressive open plan kitchen/dining/living space with oversized polished concrete floor tiles.

Comprising:

### **KITCHEN/BREAKFAST AREA**

Range of Shaker style base cupboards with granite and beech block worktops incorporating a white ceramic sink unit with mixer tap, breakfast bar with space under for stools, tiled splashbacks. Spaces for an oven, fridge freezer and dishwasher, electric radiator, bow window overlooking the garden, window to the side and a door to the utility/cloakroom. Open plan to:

### **DINING/LIVING AREA**

Staircase leading up to the first floor landing, contemporary wood burning stove with an exposed flue, electric radiator and 2 windows overlooking the courtyard garden.

## **UTILITY/CLOAKROOM**

1.80m x 1.74m (5' 11" x 5' 9")

Base cupboard with an oak block worktop over incorporating a copper basin with space and plumbing for a washing machine. WC, coat hooks, oversized polished concrete floor tiles, partly tiled walls, extractor fan.



## **FIRST FLOOR LANDING**

9.12m x 2.71m (29' 11" x 8' 11") at widest points.

Spacious half vaulted galleried landing with wide pine floorboards. Comprising:

### **STUDY AREA**

Space for a desk and chair and freestanding furniture etc, exposed beams, feature exposed brick and flint wall, electric radiator and a window to the side.

### **LANDING AREA**

Galleried landing area with doors to the 2 bedrooms and shower room, exposed beams.

## **BEDROOM 1**

6.48m x 2.63m (21' 3" x 8' 8")

A good sized light and airy bedroom with a half vaulted ceiling, French doors with a Juliet balcony and a further window overlooking the garden.

Electric radiator, exposed beams and wide pine floorboards.

## **BEDROOM 2**

4.45m x 2.77m (14' 7" x 9' 1")

Vaulted ceiling with a large Velux window, electric radiator and wide pine floorboards.

## **SHOWER ROOM**

2.51m x 2.00m (8' 3" x 6' 7")

A white suite comprising a glass shower cubicle with an electric shower, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, recessed ceiling lights, extractor fan, chrome towel radiator and a sash window to the east with obscured glass.

## **OUTSIDE**

Blackbird Barn is approached off the High Street over a pedestrian right of way leading to a picket gate opening onto the property's own garden, bounded by a picket fence.

The attractive garden has been paved with reclaimed pavement tiles for ease of maintenance wrapping around the property to the front and side with space for planters, table and chairs and BBQ etc. Gravelled area to the side where there is a timber summer house and high walled boundaries, outside tap and light.

## **DIRECTIONS**

From Belton Duffey Wells-next-the-Sea office, turn left into Staithe Street and continue to the end. Turn left at the T-junction and immediately right down High Street where you will see the access to Blackbird Barn (number 50) approximately halfway down on the right-hand side.

## OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric radiators providing heating and a wood burning stove in the living area. EPC Rating Band n/a (exempt as Grade II Listed).

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band n/a (registered for Business Rates).

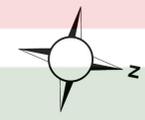
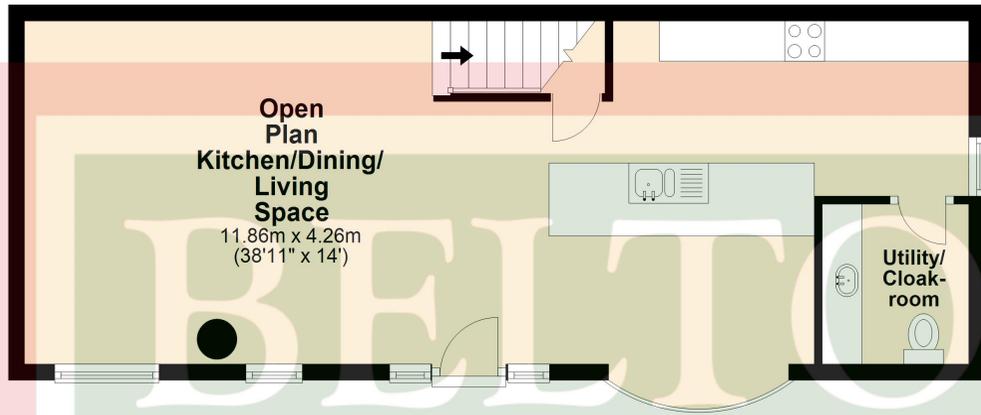
## TENURE

This property is for sale Freehold.

## VIEWING

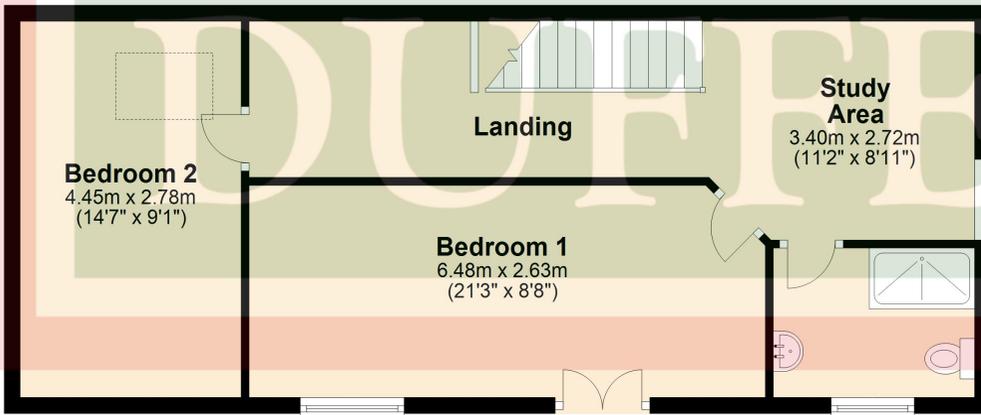
Strictly by appointment with the agent.





**Ground Floor**

Approx. 50.8 sq. metres (546.3 sq. feet)



**First Floor**

Approx. 56.0 sq. metres (602.6 sq. feet)

Total area: approx. 106.7 sq. metres (1148.8 sq. feet)





## 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.

