



Fisherman's Cottage, Wells-next-the-Sea
Offers in Excess of £435,000

BELTON DUFFEY



FISHERMAN'S COTTAGE, 17 THE GLEBE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1AZ

A fabulous 3 storey Grade II Listed cottage with beautifully presented 2 bedroom, 2 bathroom accommodation and garden close to the quay with sea views.

DESCRIPTION

Fisherman's Cottage is a fabulous Grade II Listed cottage situated right in the heart of Wells-next-the-Sea with views over the quay towards the sea from the upstairs rooms. The property has been extensively refurbished whilst retaining a wealth of period features including latch doors, exposed beams and floorboards, sash windows and fireplaces.

The beautifully presented accommodation comprises a vaulted kitchen, dining room and sitting room to the ground floor with a double bedroom and shower room upstairs. A further staircase leads up to a luxury bathroom and another double bedroom on the second floor.

Outside, there is a low maintenance walled courtyard garden to the front and a useful outside store with space for beach equipment etc.

Fisherman's Cottage is being offered for sale with no onward chain and would be ideal for buyers looking for a compact characterful permanent home close to the town's amenities or a second home with a proven track record as a successful holiday lettings business. 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. 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.

ENTRANCE LOBBY

A partly glazed timber stable door leads from the courtyard garden to the front of the property into the entrance lobby with a quarry tiled floor, radiator and openings to the kitchen and dining room.

KITCHEN

3.71m x 2.01m (12' 2" x 6' 7") A range of pale blue shaker style base and wall units with oak block worktops incorporating a white ceramic sink with chrome mixer tap, tiled splashbacks. Integrated oven and electric hob with a stainless steel extractor hood over, spaces and plumbing for a washing machine, dishwasher and fridge freezer. Vaulted ceiling, quarry tiled floor, oak block shelf and a window overlooking the courtyard garden.



DINING ROOM

3.58m x 2.28m (11' 9" x 7' 6") Large linen cupboard and a further understairs storage cupboard, laminate oak flooring, radiator and a storage recess. High level window to the south and a small sash window overlooking the courtyard garden, door opening onto a winder staircase leading up to the first floor landing and a door leading into:

SITTING ROOM

4.50m x 3.65m (14' 9" x 12') Feature exposed brick wall with a recessed fireplace housing a wood burning stove on a pamment tiled hearth with a built-in cupboard to the side with TV shelf. Radiator in an oak cabinet, laminate oak flooring, sash window overlooking the courtyard garden and a solid timber door leading outside.

FIRST FLOOR LANDING

Cupboard housing the Worcester gas-fired boiler, painted floorboards and a door opening onto a winder staircase leading up to the second floor.

BEDROOM 1

4.60m x 3.63m (15' 1" x 11' 11") Built-in shelved cupboard, period tiled fireplace, radiator, wide pine floorboards and a sash window to the front.

SHOWER ROOM

Large shower cubicle with a pebble tiled floor, vanity storage unit incorporating a wash basin with pebble tiled splashback and a concealed cistern WC. Extractor fan, tiled floor, chrome towel radiator, sash window to the front with obscured glass and a high level window to the landing.

SECOND FLOOR

BATHROOM

Freestanding bath on claw feet, open fronted storage unit incorporating a wash basin, WC. Wide pine floorboards, chrome towel radiator, window to the south and a door leading into:

BEDROOM 2

3.55m x 3.09m (11' 8" x 10' 2") Built-in wardrobe cupboard, wide pine floorboards, radiator and a dormer window to the front with elevated sea views.

OUTSIDE

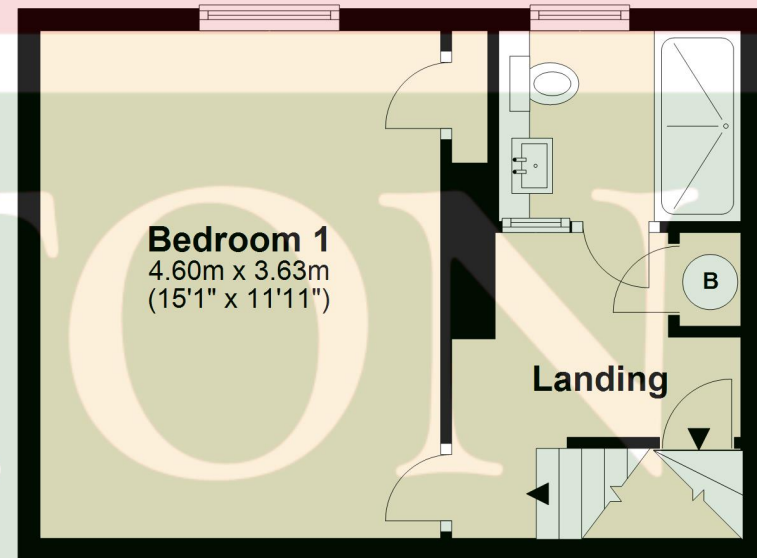
Fisherman's Cottage is set back from the road behind a brick and flint wall with a timber gate opening onto the front courtyard garden which has been gravelled for ease of maintenance. Shrub border, stepping stones to the kitchen door with outside light, room for a table and chairs, BBQ etc and access to the outside store.

STORE

Useful outside store with space for beach equipment etc, light.

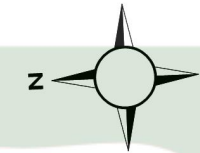
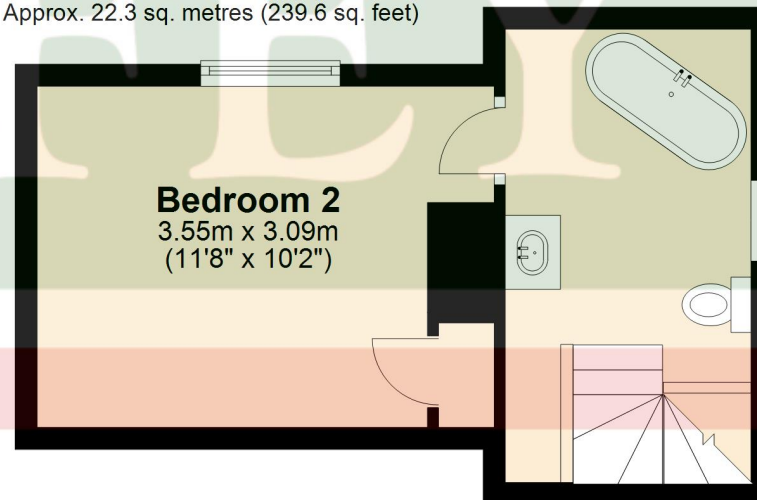
First Floor

Approx. 29.2 sq. metres (314.4 sq. feet)



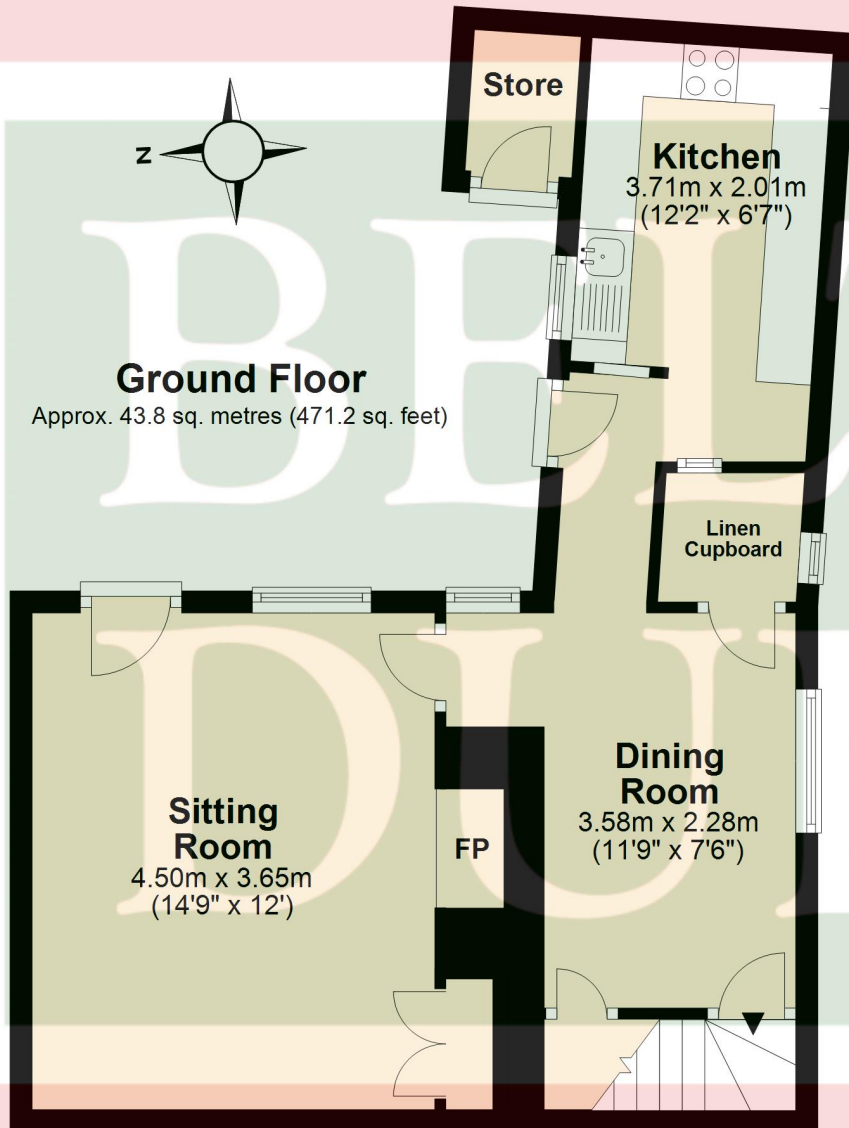
Second Floor

Approx. 22.3 sq. metres (239.6 sq. feet)



Ground Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



Total area: approx. 95.2 sq. metres (1025.2 sq. feet)

DIRECTIONS

On foot from Belton Duffey's Wells-next-the-Sea office, turn right heading north down Staithe Street to the end. Turn left at the Quay and continue for approximately 125 yards where you will see The Glebe on the left. Fisherman's Cottage is a little way up on the right-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band n/a (Grade II Listed building).

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.





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