



Corwell House, Wells-next-the-Sea
Guide Price £550,000



Corwell House

East End, Wells-next-the-Sea, Norfolk,
NR23 1LD



A stunning 3 storey period residence that requires general modernisation with unique garage addition in sought after East Quay location

DESCRIPTION

Thought to date from around 1678, this imposing Grade II listed period residence is quietly tucked away just off East Quay and offers spacious accommodation over three floors, brimming with character features together with south backing cottage gardens and, unusually for a property of this age and location, a large detached double garage providing parking and storage for leisure vehicles.

Arranged over three floors with rooftop sea glimpses, the property does require general updating and modernisation, while retaining the original character and offers a blank canvas to improve, according to your personal specification. The ground floor includes a generous living room with brick fireplace and cast iron burner and a large kitchen/breakfast room with walk-in pantry and bathroom/wc. The first floor landing leads to three bedrooms and two further staircases give access to vaulted attic rooms both with exposed brickwork and original beams.

Externally Corwell House offers pretty cottage gardens with sunny southerly aspect and a large detached double garage with ample space for 2 vehicles, plenty of storage for leisure equipment and with power and light connected scope for a wc/shower room if required.

The property is offered for sale with no onward chain.

GROUND FLOOR

The ground floor accommodation is accessed via two multi-paned doors, one leading to the living room and the other to the kitchen/breakfast room. The living room overlooks the garden and has an exposed brick fireplace complete with cast-iron solid fuel burner. A door leads to the staircase to the first floor and another through to the kitchen/breakfast room which has a walk-in pantry, Aga and also overlooks the garden. The ground floor is completed by a bathroom and wc off of this area.

FIRST FLOOR

Off the landing there are two double bedrooms with southerly garden aspect and a third, single bedroom with rear aspect toward East Quay. A staircase leads from the landing to one of the attic rooms and another from bedroom one to the second attic room.



what3words: lltech.lifeboats.carver

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

SECOND FLOOR

The first attic room is accessed from the staircase off the landing and is dual aspect, front and rear, with vaulted ceiling, exposed brick and flintwork and exposed beams and timbers. The second attic room, also dual aspect to front and side, is accessed off bedroom one and, again, is vaulted with exposed beams and timbers.

OUTSIDE

Corwell House enjoys pretty cottage gardens with a sunny southerly aspect with patio area, retaining brick wall and lawned rea with inset shrubs and trees. The detached double garage has vehicular access via a side lane and has double folding doors, pitched roof, power and light connected and provision for a shower room/wc if required. A pedestrian door leads to the garden.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. EPC Rating Band Grade II listed exempt..

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

TENURE

This property is for sale Freehold.

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SITUATION

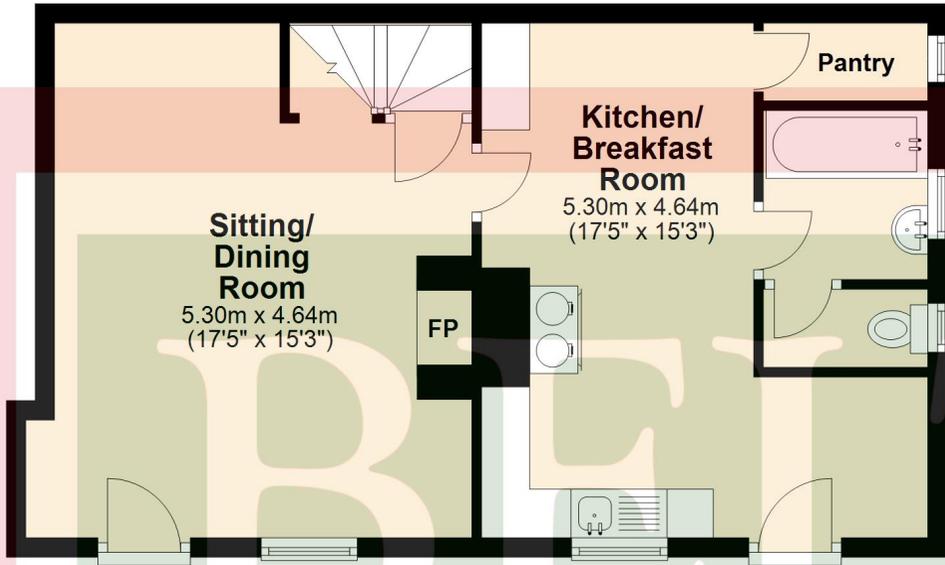
Wells-next-the-Sea has been a commercial and fishing port for nearly 600 years and still supports a thriving fishing fleet bringing in a catch of, predominantly, shellfish sold locally on the quayside and in nearby restaurants. With a growing number of leisure craft moorings, a lively, sociable sailing 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 extensive sandy beach is often ranked as one of the top 10 in the country by travel journals. Set against a backdrop of Corsican pinewoods, the stunning beach is home to the much publicised, iconic colourful beach huts, which are available to buy or can be rented 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 speciality food stores. For entertainment, the recently opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. 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 cottage hospital providing a range of accessible and integrated health and well-being services.







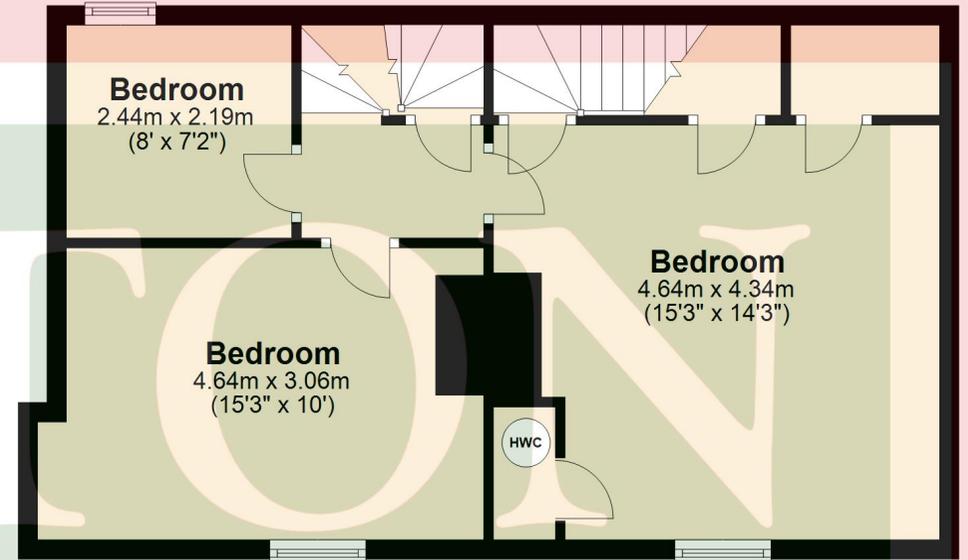


Ground Floor

Approx. 51.5 sq. metres (554.4 sq. feet)

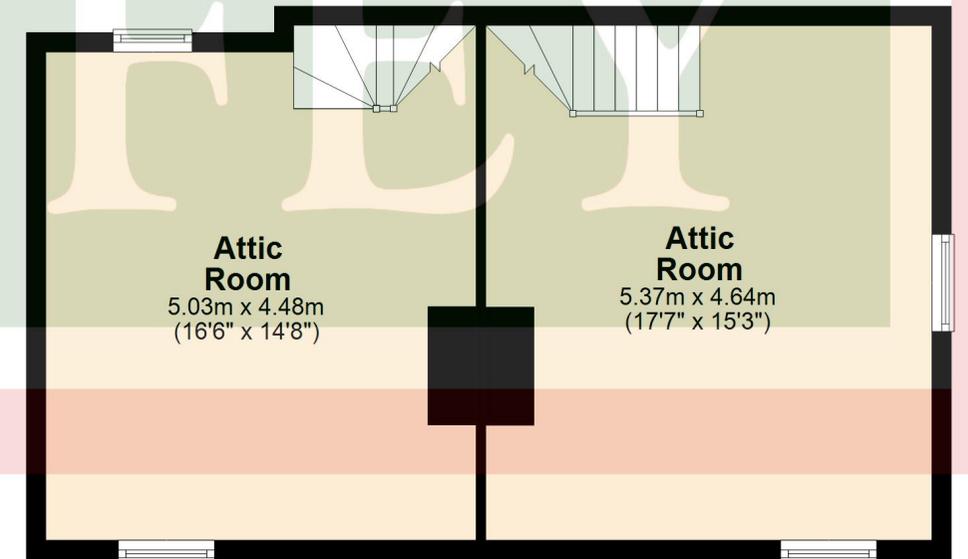
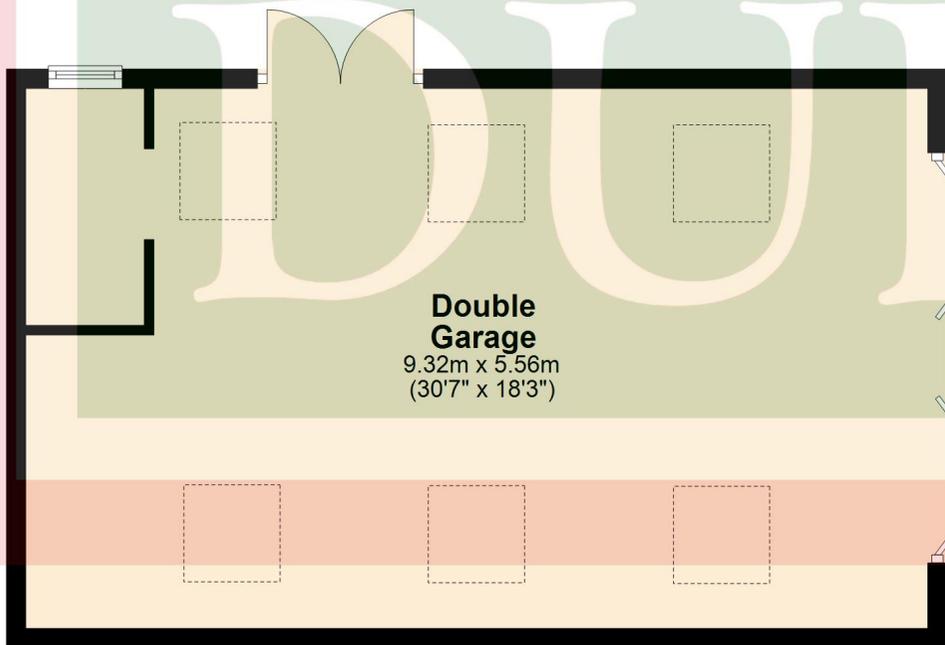
First Floor

Approx. 49.3 sq. metres (530.4 sq. feet)



Second Floor

Approx. 48.5 sq. metres (521.7 sq. feet)



Total area: approx. 149.2 sq. metres (1606.4 sq. feet)



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.





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