



White Stones, Wells-next-the-Sea

Guide Price £900,000

**BELTON
DUFFEY**

White Stones

The Buttlands, Wells-next-the-Sea,
Norfolk, NR23 1EZ



An exciting opportunity to purchase an imposing period residence in a commanding position at the head of The Buttlands.

DESCRIPTION

White Stone is a handsome Grade II Listed end terrace house, situated in a commanding position at the head of The Buttlands in the heart of the ever popular seaside town of Wells-next-the-Sea.

The property retains many unspoilt period details including sash windows, pine doors, open fireplaces, high skirting boards and picture rails. The current owners have undertaken substantial works of improvement and modernisation but there is still scope to personalise the property and potential to convert the large loft space to provide additional accommodation, subject to the necessary consents. The ground floor rooms are well proportioned and include a large sitting room, dining room open plan to kitchen, shower room and a spacious entrance hall with steps leading down to the cellar. The first floor galleried landing has doors to the 3 double bedrooms and a large bathroom with fine elevated views looking south over The Buttlands from the 2 main bedrooms and landing.

The mature lawned front garden is south facing and has side double gates providing access to a parking area, if required and there is a small rear courtyard with 2 outbuildings.

GROUND FLOOR

There is a fine pillared entrance portico with panelled front door leading to the bright and airy reception hallway with door to cellar and doors to the generous dual-aspect sitting room with garden views, complete with period details and original fireplace. A useful cloakroom/shower room is off the sitting room and to the other side of the hallway is the multi-aspect family kitchen/dining room featuring shaker styling units with marble worksurfaces and inset butler sink, space for a range style cooker, pamment tiled flooring and original fireplace.



what3words: ///takeover.spice.poorly

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

FIRST FLOOR

The dual aspect galleried landing affords lovely views to the south over The Buttlands and doors to the two principal double bedrooms, both located to the front elevation of White Stones with southerly views. Bedroom one has built in cupboards and a cast iron fireplace as does the similarly proportioned bedroom two, while bedroom three, to the rear, makes an ideal children's bedroom and across the landing, the beautifully re-fitted bathroom has a fully tiled shower cubicle and separate bath.

OUTSIDE

White Stones occupies an enviable position at the head of The Buttlands with mature gardens to the front of the property with sunny southerly aspect, accessed via double gates which would afford access to a parking space, if required. The garden is mainly laid to lawn with deep well stocked shrub borders and a pebble stone patio area immediately adjacent to the front elevation. There is mature hedging and secure fencing to the boundaries. There is a small courtyard to the rear with gated pedestrian access and two outbuildings.

SERVICES AND EPC RATING

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

LOCAL AUTHORITY

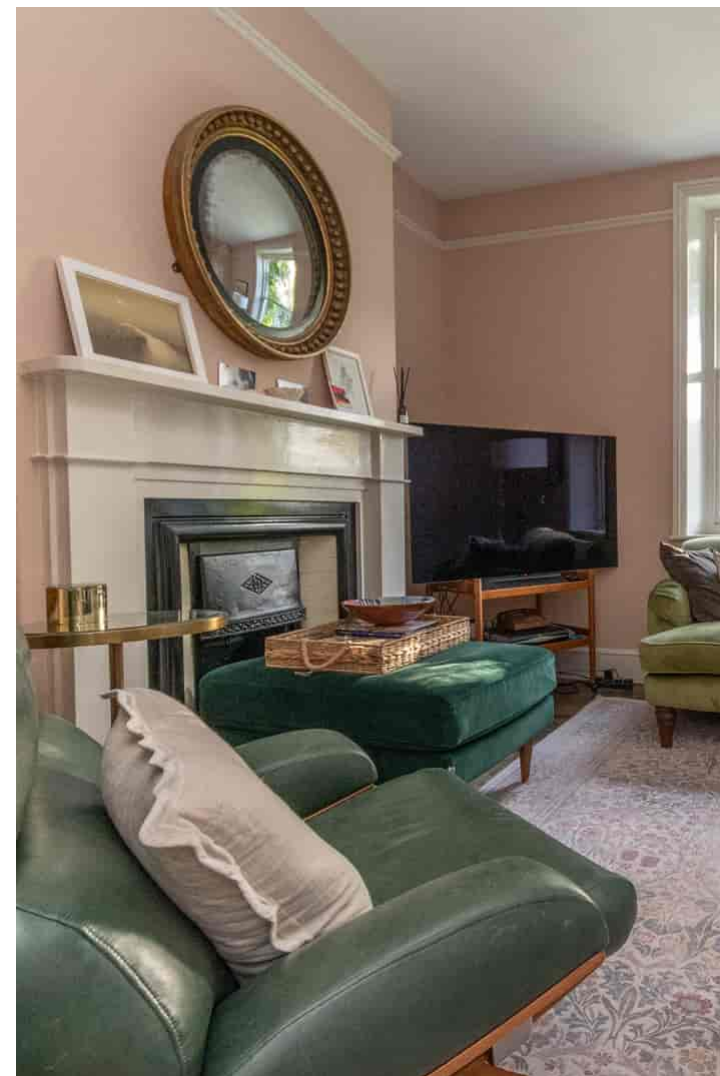
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band E.

TENURE

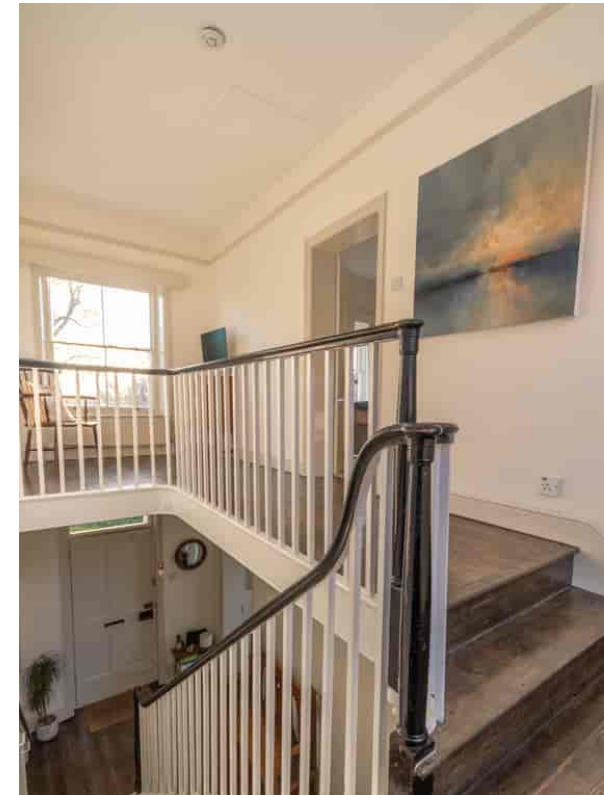
This property is for sale Freehold.

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SITUATION

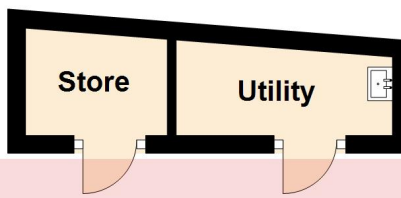
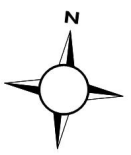
Wells-next-the-Sea has been a commercial and fishing port for nearly 600 years and still supports a thriving fishing fleet bringing in a catch of, predominantly, shellfish sold locally on the quayside and in nearby restaurants. With a growing number of leisure craft moorings, a lively, sociable sailing 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.



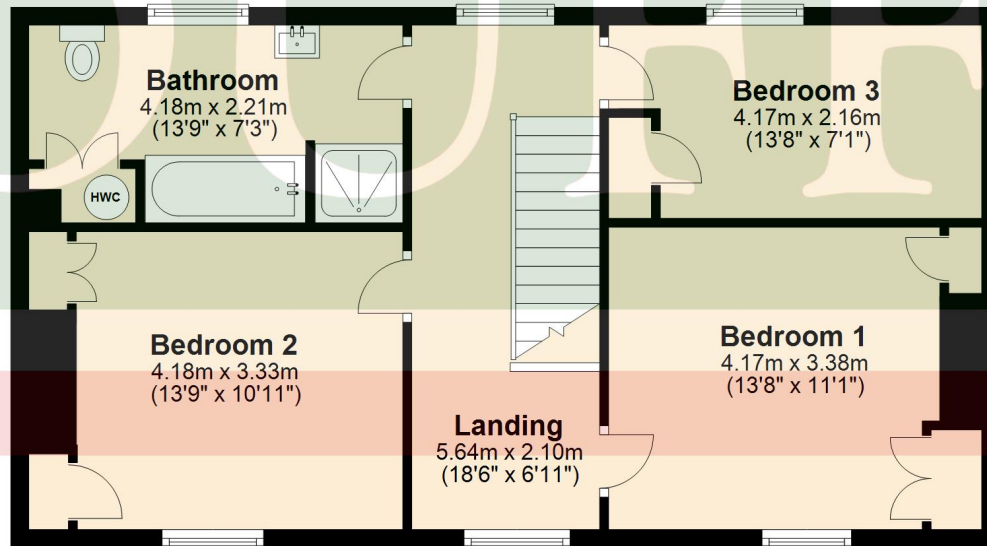
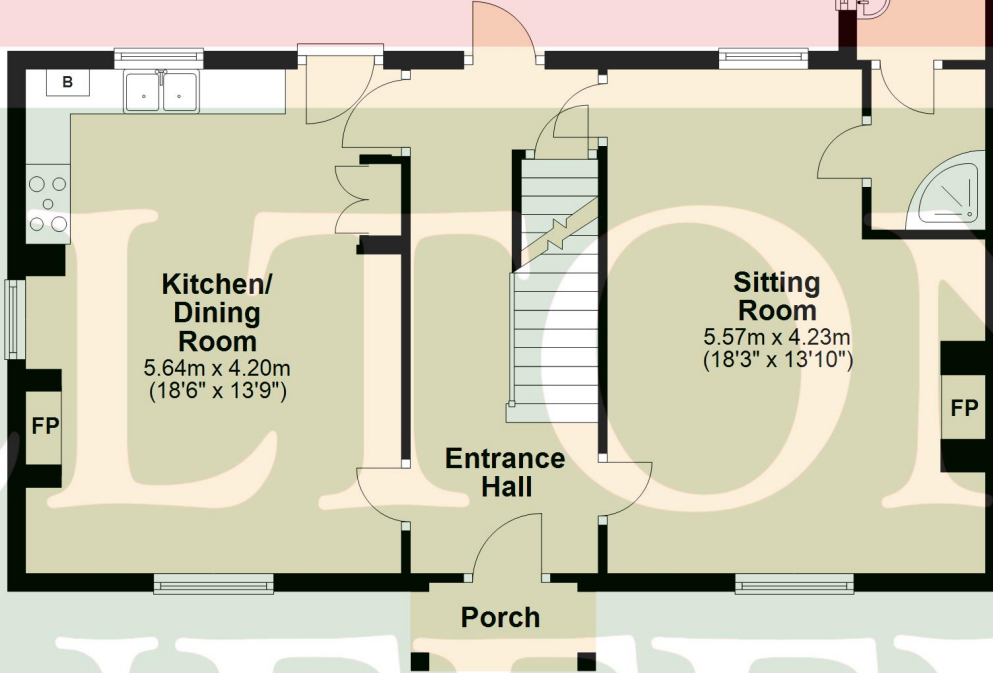
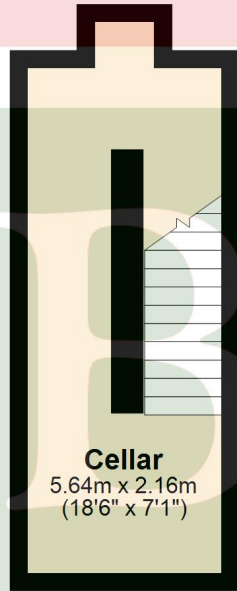






Ground Floor
Approx. 68.8 sq. metres (741.0 sq. feet)

Cellar
Approx. 12.5 sq. metres (135.0 sq. feet)



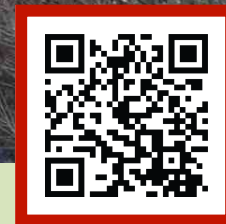
First Floor
Approx. 60.1 sq. metres (646.5 sq. feet)

Total area: approx. 141.5 sq. metres (1522.6 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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