



**23 Mainsail Yard, Wells-next-the-Sea**  
**Guide Price £625,000**

**BELTON DUFFEY**





## **23 MAINSAIL YARD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1FD**

A superb 3 storey town house with flexible 4 bedroom accommodation, parking, courtyard garden and balcony with fine far reaching views. No onward chain.

### **DESCRIPTION**

23 Mainsail Yard is a superb attractive mid terrace town house situated in Mainsail Yard, an exclusive development providing around 20 coastal homes with cool, contemporary living in sympathetically designed buildings. The property is built of red brick with partly timber clad exterior and pantiled roof further benefiting from gas-fired central heating and majority UPVC double glazed windows and doors.

The property has been maintained to a high standard with well presented 4 double bedroom accommodation laid out over 3 storeys with views across the marshes towards the pinewoods. Outside, there is a low maintenance courtyard garden to the front also providing parking and a large decked balcony to the rear making the most of the fine views and an ideal vantage point to watch the setting sun.

The property is being offered for sale with no onward chain and is only a few minutes' walk from the Quay and the amenities on offer in the town. All of this combines to make 23 Mainsail Yard not only suitable for a permanent, conveniently located seaside home but also an ideal coastal retreat 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.





## **SNUG/STUDY AREA**

3.16m x 3.03m (10' 4" x 9' 11")

Fully glazed double doors from the courtyard garden lead into the snug/study area with ceramic tiled flooring, radiator and ceiling recessed downlighters. Access to inner hallway and timber double doors leading into:

## **OPEN PLAN KITCHEN/DINING ROOM**

8.38m x 5.98m (27' 6" x 19' 7") at widest points

Spacious L-shaped room with ceramic tiled flooring, ceiling recessed downlighters. Comprising:

### **DINING AREA**

A bright and spacious area providing flexible family accommodation and having fully glazed double doors leading to the courtyard garden, radiator. Open plan to:

### **KITCHEN AREA**

Window overlooking balcony with distant coastal views. Excellent range of floor and wall mounted Shaker style storage units with extensive natural wood worksurfaces including high level breakfast bar and incorporating single drainer sink unit with mixer tap. Attractive complementary tiling, 4 ring hob with extractor over, fitted double oven, integrated dishwasher and washing machine, wall mounted gas-fired boiler. Opening to:

### **UTILITY/STORAGE AREA**

Half glazed door leading to balcony, integrated fridge freezer, broom cupboard, radiator and door to:

## **INNER HALLWAY**

Staircase to first floor, ceramic tiled flooring, ceiling recessed downlighters. Door to:

## **CLOAKROOM**

Suite comprising WC and wall mounted wash basin, ceramic tiled flooring, radiator, extractor fan.

## **FIRST FLOOR LANDING**

Staircase to second floor and doors to the sitting room and bedrooms 1 and 2.

## **SITTING ROOM**

5.22m x 3.26m (17' 2" x 10' 8")

A versatile room of generous proportions, flooded with natural light and having fully glazed double doors to Juliet balcony with courtyard aspect. Radiator, ceiling recessed downlighters.

## **BEDROOM 1**

4.12m x 3.07m (13' 6" x 10' 1") at widest points.

Window with fine coastal views, radiator, ceiling recessed downlighters. Door to:





## **EN SUITE SHOWER ROOM**

Window with distant coastal views. Suite comprising fully tiled shower cubicle, pedestal wash basin and WC, heated towel rail, extractor fan and ceiling recessed downlighters.

## **BEDROOM 2**

4.13m x 2.80m (13' 7" x 9' 2")

Window with courtyard aspect, radiator, ceiling recessed downlighters.

## **SECOND FLOOR LANDING**

A galleried landing with skylight window affording a wide Norfolk coastline vista, space for freestanding furniture. Radiator, wall light point and doors to bedrooms 3 and 4 and the family bathroom.

## **BEDROOM 3**

3.71m x 3.14m (12' 2" x 10' 4")

Window with courtyard aspect, built-in wardrobe cupboard, radiator and loft hatch.

## **BEDROOM 4**

4.13m x 2.94m (13' 7" x 9' 8")

Window with courtyard aspect, radiator, ceiling recessed downlighters.

## **BATHROOM**

3.88m x 3.14m (12' 9" x 10' 4")

Ceiling light tunnel, suite comprising panelled bath, fully tiled shower cubicle, vanity unit with inset wash basin and concealed cistern WC. Radiator, heated towel rail, extractor fan.

## **OUTSIDE**

The property is approached via 2 sets of double wooden gates which lead to a gravel courtyard area providing private parking for 2 vehicles. This, in turn leads to a raised flagstone terrace with sunny southerly aspect. Willow weave fence panels to the side boundaries, shrub border and lighting.

Off the kitchen, is an enclosed raised composite decked balcony/terrace, ideal for bar-b-ques and affording pleasant views over the surrounding marshes towards the pinewoods. Outside tap and lighting.





## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, turn right down Staithe Street and continue to the end. Turn left at the Quay and on into Freeman Street. Continue for approximately 250 yards and turn right in Mainsail Yard and right again where you will see number 23 a little further up on the left-hand side.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band C.

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

## **TENURE**

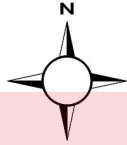
This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.

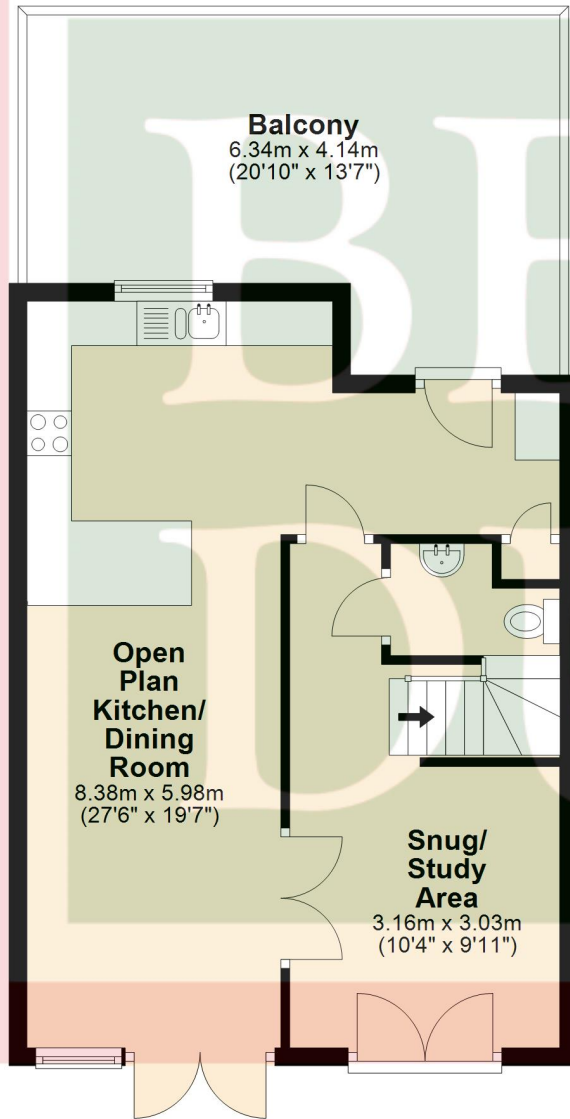






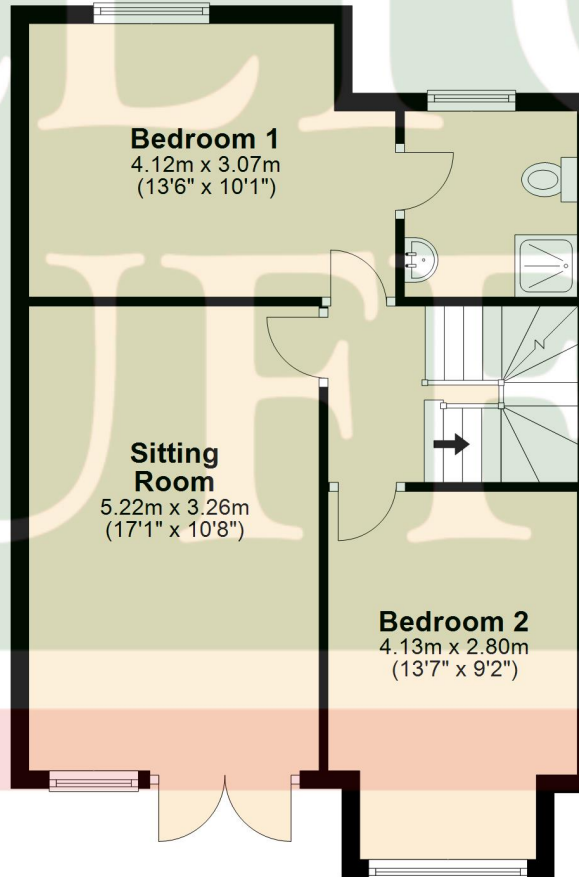
## Ground Floor

Approx. 47.5 sq. metres (511.2 sq. feet)



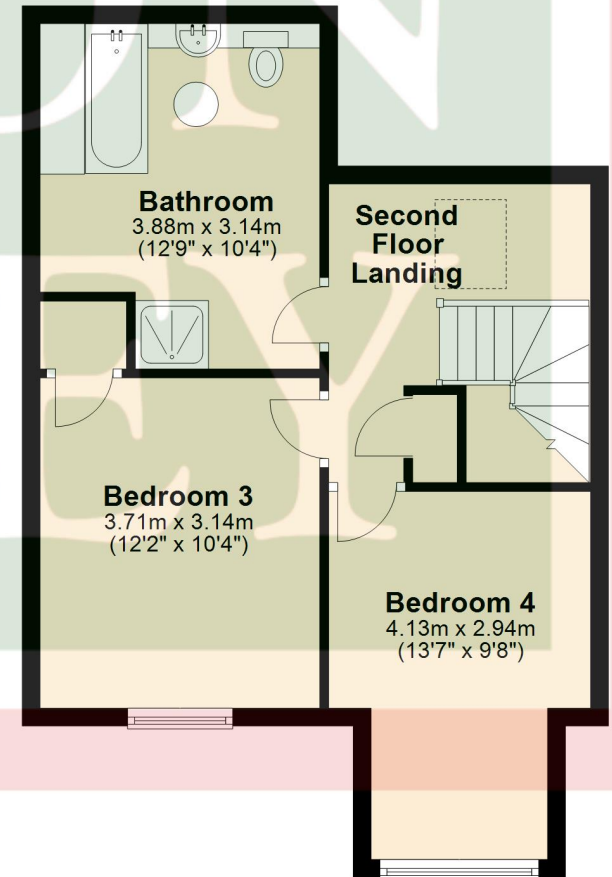
## First Floor

Approx. 50.9 sq. metres (548.4 sq. feet)



## Second Floor

Approx. 49.6 sq. metres (533.5 sq. feet)



Total area: approx. 148.0 sq. metres (1593.0 sq. feet)



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