



**Slinmoor, Wells-next-the-Sea**  
**Guide Price £800,000**

**BELTON DUFFEY**





## **SLINMOOR, WARHAM ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1NE**

A substantial detached 4 bedroom, 4 bathroom family house with attractive south facing gardens of 0.3 acre (sts) and panoramic views. No chain.

### **DESCRIPTION**

Slinmoor is an outstanding opportunity to acquire a detached 4 bedroom, 2 reception room property which requires updating situated on the edge of Wells-next-the-Sea with the rare benefit of elevated views across the rooftops of the town and out to the sea in the distance. Few properties in the town are lucky enough to combine spacious flexible accommodation, attractive south facing gardens, garage, conservatory, ample space for boat and caravan storage and, of course, panoramic views.

A particular feature of Slinmore are the large, mature and well stocked gardens which amount to approximately 0.3 acre (subject to survey), back south and offer a degree of privacy. To the front is a wide, private, gravel covered driveway with neat lawn, inset trees and mature hedging. The rear garden is mainly laid to lawn with deep, well stocked borders, there is an extensive patio to the rear of the property and there are useful outbuildings including an integral garage, shed and greenhouse.

Slinmoor is being offered for sale with vacant possession and no onward chain.

### **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.







## **ENTRANCE HALL**

5.52m x 1.84m (18' 1" x 6' 0") A partly glazed UPVC door leads from the front of the property into the spacious entrance hall with staircase to the first floor landing, understairs storage cupboard. Radiator, tiled floor, leaded windows to the sides and doors to the sitting room and dining room. Entrance hall then leads through to the rear hall.

## **SITTING ROOM**

7.65m x 4.27m (25' 1" x 14' 0") at widest points. A comfortably sized bright and airy triple aspect sitting room with a deep bay window to the front, 3 windows to the side and UPVC French doors with glazed panels to the sides leading outside to the rear garden. Stone fireplace housing a gas fire, 2 radiators, wall lights.

## **DINING ROOM**

4.32m x 3.70m (14' 2" x 12' 2") at widest points. Another good sized reception room with a feature open fireplace with display shelves to the sides, radiator, wall lights, serving hatch to the kitchen and a deep bay window to the front.

## **REAR HALL**

3.05m x 0.96m (10' 0" x 3' 2") Radiator, tiled floor, doors to the kitchen and ground floor shower room, partly glazed UPVC door leading outside to the rear garden.

## **KITCHEN/BREAKFAST ROOM**

5.36m x 3.70m (17' 7" x 12' 2") at widest points. An impressive open plan kitchen/breakfast room with tiled floor. Comprising:  
KITCHEN AREA

A extensive range of oak base and wall units with laminate worktops incorporating a resin 2 bowl sink unit with mixer tap, tiled splashbacks. Integrated double oven and ceramic hob with an extractor hood over, space and plumbing for a dishwasher, fridge freezer space. Open plan to:

### **BREAKFAST AREA**

Ample room for a breakfast table and chairs, radiator, door to the utility cupboard and UPVC French doors with glazed panels to the sides leading into the conservatory.

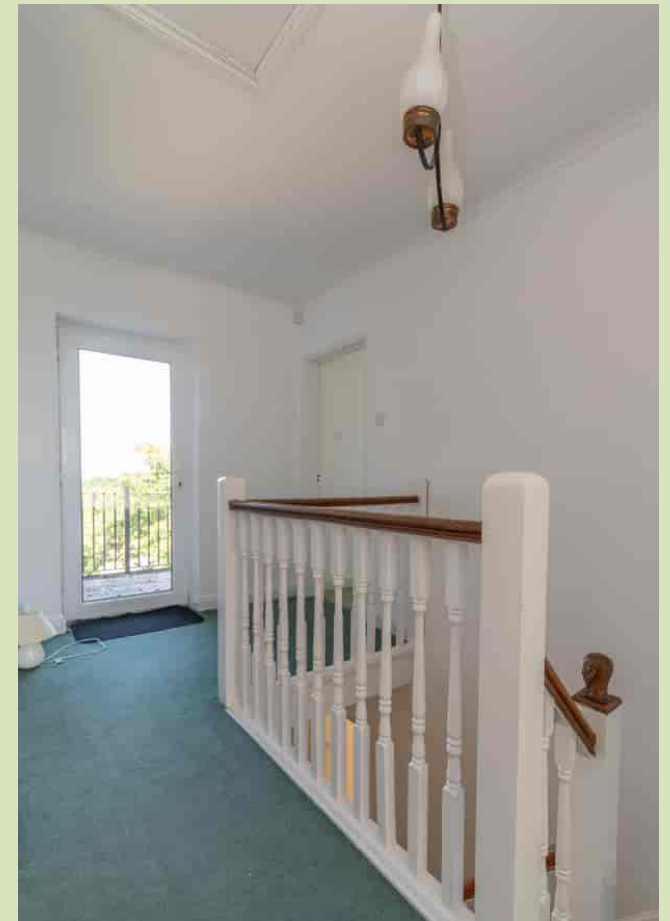
## **UTILITY CUPBOARD**

1.53m x 1.26m (5' 0" x 4' 2") Useful utility space with a worktop with space and plumbing under for a washing machine, fitted wall cupboards, Vaillant gas-fired boiler and a window to the side.

## **CONSERVATORY**

3.40m x 3.11m (11' 2" x 10' 2") UPVC double glazed windows on a low brick wall with a glass roof, tiled floor, power and light and French doors leading outside onto a paved terrace.







## **GROUND FLOOR SHOWER ROOM**

2.83m x 0.86m (9' 3" x 2' 10") A suite comprising a shower cubicle with an electric shower, pedestal wash basin, WC. Vinyl flooring, tiled walls, radiator, extractor fan and a window to the rear with obscured glass.

## **FIRST FLOOR LANDING**

Spacious galleried first floor landing with a built-in airing cupboard, loft hatch and doors to the 4 bedrooms and family bathroom. Fully glazed UPVC door opening onto:

## **BALCONY**

2.15m x 1.73m (7' 1" x 5' 8") A charming balcony featuring a metal balustrade, offering ample space for a bistro table and chairs - perfect for enjoying the far reaching rooftop views that stretch all the way to the sea.

## **BEDROOM 1**

7.01m x 4.31m (23' 0" x 14' 2") Triple aspect principal bedroom suite with windows to side, front and rear with elevated views, 2 radiators and a door leading into:

## **EN SUITE BATHROOM**

2.57m x 1.50m (8' 5" x 4' 11") A suite comprising a panelled bath, pedestal wash basin, WC. Tiled splashbacks, radiator and extractor fan.

## **BEDROOM 2**

3.68m x 3.68m (12' 1" x 12' 1") Radiator, doors to the dressing room and en suite shower room. Window to the front with far reaching views.

## **DRESSING ROOM**

4.28m x 3.07m (14' 1" x 10' 1") Full wall of fitted wardrobe cupboards, radiator and a window to the front with far reaching views.

## **EN SUITE SHOWER ROOM**

2.69m x 1.63m (8' 10" x 5' 4") at widest points. A suite comprising a shower cubicle, vanity storage unit incorporating a wash basin, WC. Vinyl flooring, tiled walls, radiator, extractor fan and a window to the side with obscured glass.

## **BEDROOM 3**

3.62m x 2.53m (11' 11" x 8' 4") Radiator and a window overlooking the rear garden and countryside beyond.

## **BEDROOM 4**

3.02m x 1.98m (9' 11" x 6' 6") Radiator and a window overlooking the rear garden and countryside beyond.







## **FAMILY BATHROOM**

2.69m x 1.57m (8' 10" x 5' 2") at widest points. A suite comprising a bath with a shower over, wall mounted wash basin, WC. Vinyl flooring, tiled splashbacks, radiator and extractor fan.

## **OUTSIDE**

Slinmoor is accessed via Warham Road, opening onto a spacious gravelled driveway that provides extensive parking for several vehicles, including boats and caravans, and leads directly to the attached garage. The front of the property is well screened from the road behind a mature hedged boundary, with the remaining front garden laid mainly to lawn, complemented by mature perimeter flowerbeds, shrubs, and established trees.

Pathways on both sides of the property lead to the beautifully sunny, south facing rear garden. This outdoor space features an expansive paved terrace bordered by a low brick wall, with steps rising to a generously sized lawn beyond. The garden is framed by mature, well stocked borders, timber fencing, a garden shed and a greenhouse. Backing onto open countryside, the total plot extends to approximately 0.3 acre (subject to survey), offering a peaceful and private setting.

## **GARAGE**

4.32m x 3.11m (14' 2" x 10' 2") Up and over doors to the front and to the rear where there is space to store a boat etc behind the garage, power and light.

## **DIRECTIONS**

Leave Wells-next-the-Sea on the A149 coast road heading east towards Cromer. At the junction with Norfolk Hideaways, take the right hand fork signposted Walsingham where you will see Slinmoor immediately on your right, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

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

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.

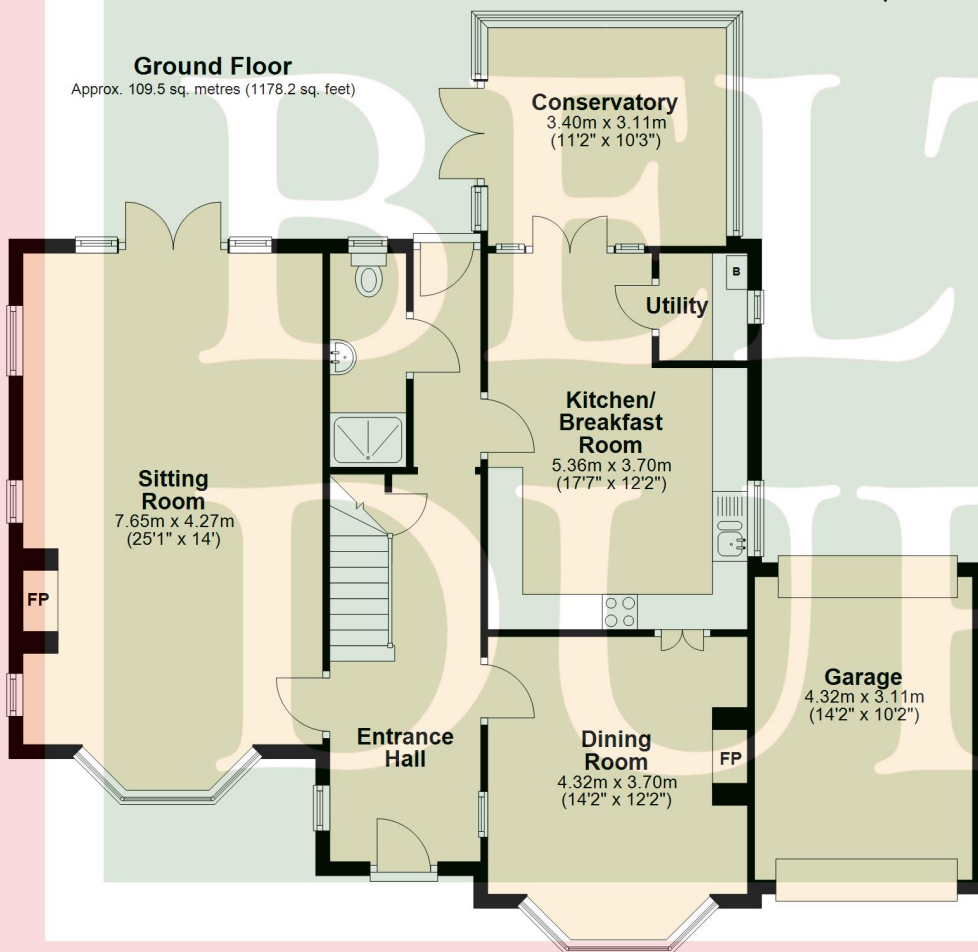






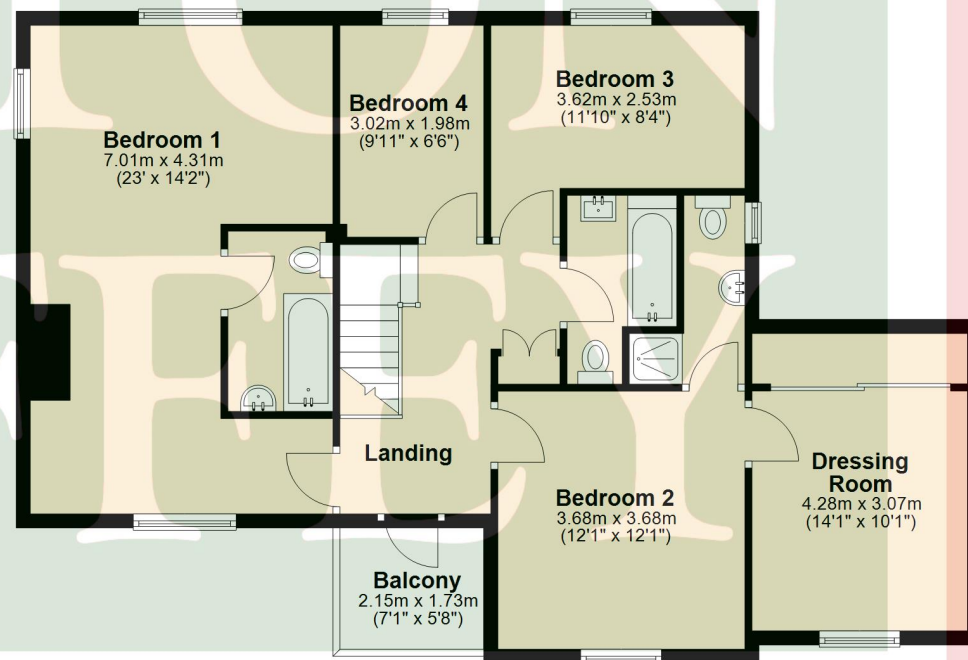
### Ground Floor

Approx. 109.5 sq. metres (1178.2 sq. feet)



### First Floor

Approx. 90.1 sq. metres (969.4 sq. feet)



Total area: approx. 199.5 sq. metres (2147.6 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.

