



**The Loft, Wells-next-the-Sea**  
Offers in Excess of £500,000



## The Loft

12a Mainsail Yard, Wells-next-the-Sea,  
Norfolk, NR23 1FD



*An exceptional penthouse apartment with 2 storey accommodation with fine views towards the sea, covered parking and store. No chain.*

### DESCRIPTION

The Loft is an exceptional penthouse apartment situated in Mainsail Yard, a prestigious development built approximately 20 years ago on the edge of Wells-next-the-Sea. The apartment occupies the top two storeys of this landmark building and has fine elevated views over countryside towards the pinewoods and sea. The accommodation is beautifully presented comprising a spacious reception hall, kitchen and an octagonal dining room with a mezzanine sitting room above, both with stunning panoramic views. An inner hallway leads to 2 double bedrooms, 1 with an en suite shower room and a luxury bathroom.

Outside, The Loft has the benefit of an allocated parking space in the covered garage with a useful store with space for bike storage and beach accessories. With the quay and the centre of town at Wells-next-the-Sea being just a 5 minute walk away, the property has been a successful holiday lettings business for the current owners but would also suit those looking for a low maintenance compact home close to amenities or private holiday home. Please note that the furniture, fixtures and fittings are also available by separate negotiation.

The apartment is being offered for sale leasehold on a 125 year lease from June 2007 with no onward chain and the new owner will also acquire a share of the freehold management company, Barkers Yard Management Company Limited, with the owners of the 4 apartments being directors. A monthly maintenance charge applies (currently £100) covering communal electricity and cleaning, the maintenance of the building's exterior and fire alarm servicing plus a share of the annual buildings insurance is also payable - please ask Belton Duffey for more information.



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

## **ACCOMMODATION**

The Loft is accessed via a communal entrance with a staircase leading to the first floor and a private entrance door opening into the apartment's reception hall. The impressive open plan living space is arranged over two storeys, creating a wonderfully light and airy atmosphere. From the entrance hall, a well-equipped kitchen features an extensive range of contemporary gloss grey base and wall units. The spacious octagonal dining area offers ample room for a large table, chairs and additional seating with panoramic views.

A striking staircase with a glass balustrade leads to the second floor sitting room, which boasts a vaulted ceiling and overlooks the living space below. Expansive panoramic windows frame superb elevated views stretching towards the sea, enhancing the sense of space and light. The two double bedrooms are accessed via a separate hallway, with the principal bedroom benefiting from an en suite shower room. A luxury main bathroom completes the accommodation, featuring a freestanding bath and a separate shower enclosure.

## **OUTSIDE**

The Loft is accessed from the rear of building through a communal entrance hall with a staircase leading up to the first floor. The property also has the benefit of a parking space in the covered garage, space for bike storage and a useful store suitable for beach gear etc.

## **SERVICES AND EPC RATING**

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

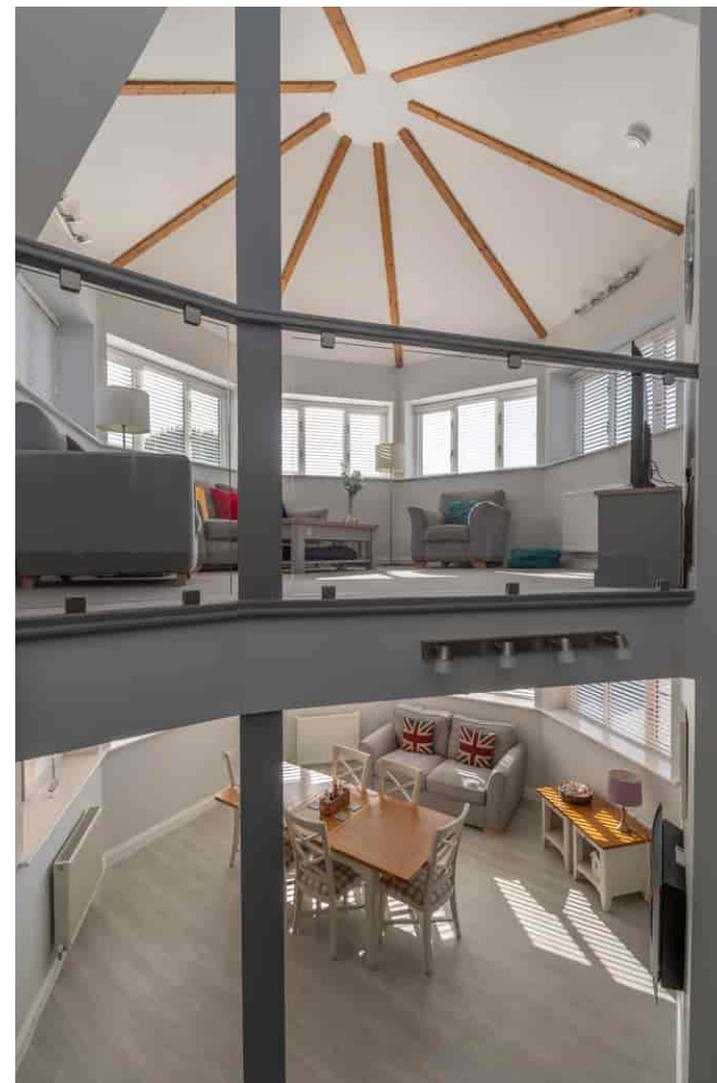
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band n/a (registered for Business Rates).

## **TENURE**

This property is for sale Share of 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.



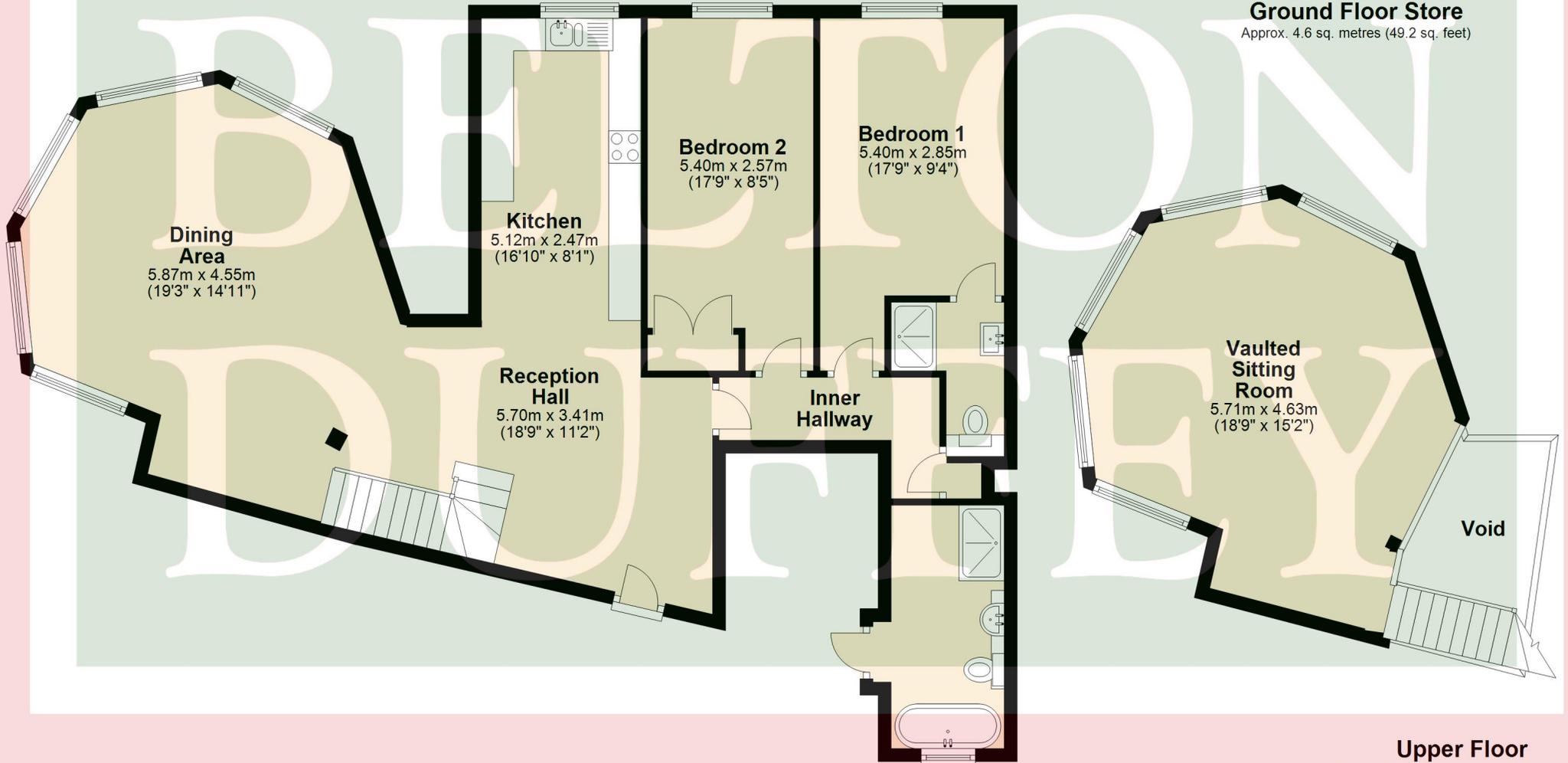






### Lower Floor

Approx. 102.4 sq. metres (1101.8 sq. feet)



### Ground Floor Store

Approx. 4.6 sq. metres (49.2 sq. feet)

### Vaulted Sitting Room

5.71m x 4.63m  
(18'9" x 15'2")

Void

### Upper Floor

Approx. 26.4 sq. metres (283.9 sq. feet)

Total area: approx. 133.3 sq. metres (1435.0 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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