



1 Claxtons Yard, Wells-next-the-Sea
£1,200 per calendar month

BELTON DUFFEY



1 CLAXTONS YARD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1DZ

An extended end terrace cottage with spacious flexible accommodation, walled courtyard garden and parking.

DESCRIPTION

1 Claxtons Yard is an end terrace cottage set around a small shared gravelled courtyard of some 6 properties. The property is a short walk from all the amenities in Wells-next-the-Sea and benefits from a walled courtyard garden and 2 parking spaces.

The property is light and airy and has been much improved and extended by the current owners with comfortable living accommodation comprising an inner hallway, cloakroom, sitting room and an open plan kitchen/dining room, with a cosy mezzanine level. Upstairs, the landing leads to 2 bedrooms, both with lovely views over paddock land to the south, and a bathroom.

Claxtons Yard is named after Robert Claxton who ran a mineral water manufacturing company on the site from the 1920s until its closure in 1974.

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.

ENTRANCE HALL

2.20m x 1.15m (7' 3" x 3' 9")

A partly glazed UPVC door leads from the rear of the property into the entrance hall with space for coat hooks and shoe storage etc. Laminate flooring and doors to the cloakroom and inner hallway.

CLOAKROOM

2.20m x 0.83m (7' 3" x 2' 9")

Pedestal wash basin with a tiled splashback, WC, laminate flooring and extractor fan.

INNER HALLWAY

2.39m x 2.38m (7' 10" x 7' 10")

Staircase leading up to the first floor landing, understairs storage cupboard, electric radiator and doors to the kitchen/dining room and sitting room.



KITCHEN/DINING ROOM

8.35m x 2.54m (27' 5" x 8' 4") at widest points.

An impressive light and airy open plan kitchen/dining room with laminate flooring. Comprising:

KITCHEN AREA

A range of Shaker style base and wall units with laminate worktops incorporating a stainless steel sink unit with mixer tap, tiled splashbacks. Spaces and plumbing for white goods, integrated fridge freezer, recessed ceiling lights and a window to the north. Open plan to:

DINING AREA

UPVC French doors with glazed panels to the sides leading outside to the courtyard garden, wall lights. Staircase leading up to:

MEZZANINE LEVEL

2.54m x 2.00m (8' 4" x 6' 7")

Vaulted galleried mezzanine level currently used as a snug/TV area with a sofa bed. Velux window and an arched window to the east.

SITTING ROOM

4.87m x 3.25m (16' 0" x 10' 8")

Double aspect sitting room with a window to the south overlooking paddock land and sliding patio doors leading outside to the courtyard garden. Engineered oak flooring.

FIRST FLOOR LANDING

Shelved airing cupboard housing the hot water cylinder, loft hatch and doors to the 2 bedrooms and bathroom.

BEDROOM 1

3.91m x 2.60m (12' 10" x 8' 6")

Velux window and an arched window to the east, electric radiator.

BEDROOM 2

3.42m x 2.20m (11' 3" x 7' 3") at widest points.

Velux window and an arched window to the south overlooking paddock land, electric radiator.

BATHROOM

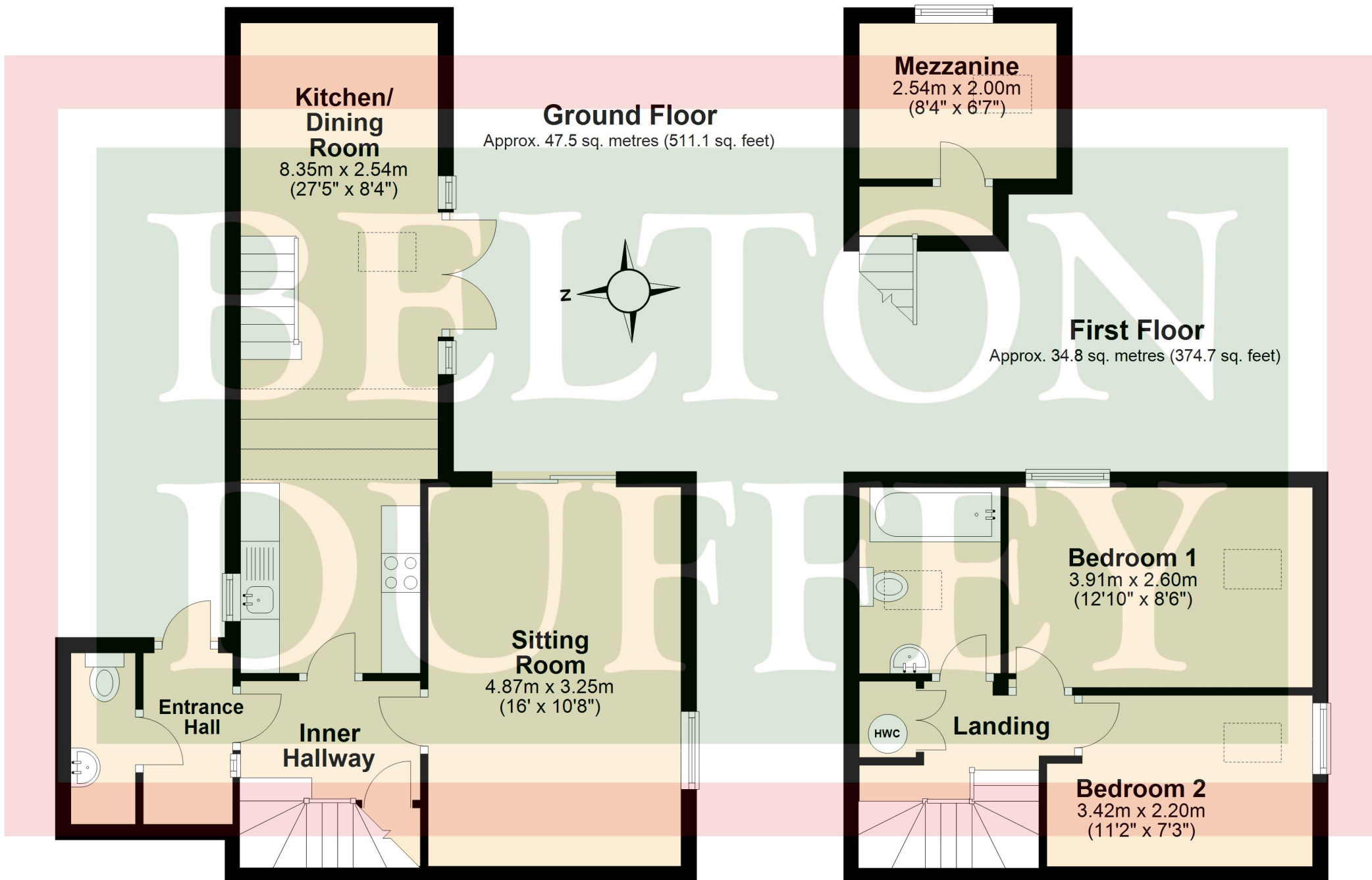
2.46m x 1.88m (8' 1" x 6' 2")

A white suite comprising a panelled bath with an electric shower and glass shower screen over, pedestal wash basin and WC. Laminate flooring, tiled splashbacks, chrome towel radiator and electric wall heater, extractor fan, Velux window.

OUTSIDE

The property is approached by car off Mill Road into Claxtons Yard - a small gravelled courtyard shared amongst the neighbouring properties. Number 1 has 2 parking spaces and access to the property's main entrance door with outside light and tap.

A tall timber pedestrian gate opens onto the walled courtyard garden that has been gravelled for ease of maintenance with a brick BBQ area and outside lighting.



Total area: approx. 82.3 sq. metres (885.7 sq. feet)

ADDITIONAL INFORMATION

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit - [right-to-rent.service.gov.uk](https://right-to-rent.service.gov.uk/rtr-prove/id-question)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £1200.00. (Capped at no more than 5 weeks' rent).
- 5) To be let furnished.
- 6) Sorry no pets.

DIRECTIONS

From Belton Duffey's office in Wells-next-the-Sea, turn left up Staithe Street and turn right at the T-junction into Station Road which becomes Mill Road. Continue to the end and turn right at the T-junction and turn right a little further up into Claxtons Yard where you will see number 1 adjacent to the roadside.

OTHER INFORMATION

Electric underfloor and electric radiator heating.

EPC Rating Band E.

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

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 660866
E: lettings@beltonduffey.com

Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

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.

