



Flat 6, The Granary, Wells-next-the-Sea
Guide Price £499,950

BELTON DUFFEY



FLAT 6, THE GRANARY, THE QUAY, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1JT

Second floor apartment of quality with private parking in central Wells-next-the-Sea quayside granary conversion offering fine coastal views. No chain.

DESCRIPTION

Constructed in 1904 to store grain for export when Wells-next-the-Sea was a bustling commercial port, this iconic landmark building with its distinctive overhanging gantry was given a new lease of life and converted into luxury apartments in 1988. We are pleased to offer for sale this second floor apartment which offers stunning quayside and uninterrupted coastal views, whilst being in the centre of Wells-next-the-Sea and close to all amenities.

Ideal for vacation letting, as a second/holiday home or compact principal property, residents enjoy private parking and elevator access to residential floors. The apartment, with gas-fired radiator central heating, offers entrance hallway, double aspect sitting room with Juliet balcony making the most of the fine far reaching views, fitted kitchen, a large bedroom, also with sea views, and bathroom.

Offered for sale with no onward chain, the apartment is leasehold with 981 years remaining on the lease and the new owner will also acquire a share of the freehold. There is an annual fee payable of approximately £1,922 - please ask Belton Duffey for more information. Please note that the furniture, fixtures and fittings are also 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. 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

2.46m x 1.75m (8' 1" x 5' 9") at widest points.

A panelled entrance door leads from the communal hallway with entry phone system. Radiator, large airing cupboard housing the hot water cylinder and doors to the sitting/dining room, bedroom and bathroom.



SITTING/DINING ROOM

5.08m x 4.42m (16' 8" x 14' 6")

A generous double aspect room with twin multi-paned windows to the front and bi-fold doors with Juliette balcony all offering stunning quayside and coastal views. 4 wall light points, 2 radiators and glazed double doors leading into:

KITCHEN

3.12m x 2.49m (10' 3" x 8' 2")

Excellent range of floor and wall mounted storage units in brilliant white with extensive granite effect worksurfaces incorporating a single drainer sink unit with mixer tap, tiled splashbacks. Integrated appliances including a ceramic hob with extractor hood over, double oven and fridge freezer, space and plumbing for a washing machine, wall cupboard housing the gas-fired boiler. Vinyl flooring, recessed ceiling lights and a multi-paned window to the side with sea views.

BEDROOM

4.54m x 3.84m (14' 11" x 12' 7") at widest points.

A lovely double bedroom with twin multi-paned windows to the front providing far reaching quayside and coastal views, double built-in wardrobe cupboard, 4 wall light points and 2 radiators.

BATHROOM

3.30m x 1.80m (10' 10" x 5' 11") at widest points.

Irregular shaped bathroom with a white suite comprising a panelled bath with a chrome mixer shower over and glass shower screen, pedestal wash basin, WC. Attractive complementary tiling, vinyl flooring, radiator, extractor fan and a large useful walk-in storage cupboard.

OUTSIDE

Flat 6 is accessed from the rear of The Granary building through a communal entrance hall with a staircase and lift to the second floor. The property also has the benefit of private (unallocated) parking for residents only.

DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office, head north down Staithe Street and turn right at the end along the Quay. The Granary building is located approximately 50 yards further up and access to the apartment is to the rear of the building.

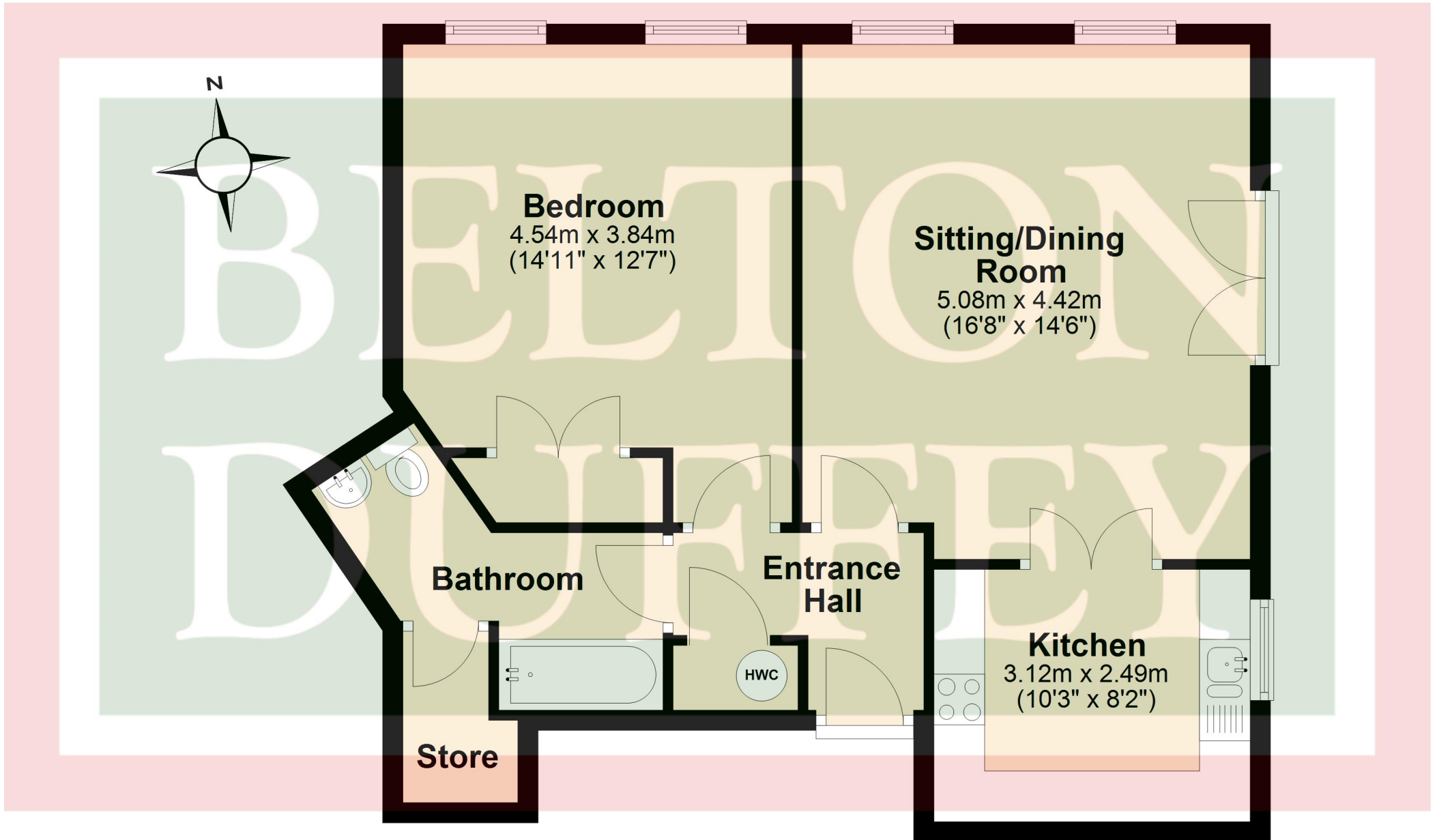
OTHER INFORMATION

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 E.

Second Floor

Approx. 60.2 sq. metres (648.2 sq. feet)



Total area: approx. 60.2 sq. metres (648.2 sq. feet)

TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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