



**The Roundhouse, Wells-next-the-Sea**  
Offers in Excess of £1,000,000



# The Roundhouse

Croft Yard, Wells-next-the-Sea,  
Norfolk, NR23 1JS



*An exceptional individual coastal home with a cool contemporary interior laid out over 3 storeys with sea views, private parking and a south facing garden.*

## DESCRIPTION

The Roundhouse is an exceptional, individually designed coastal home, discreetly tucked away just off the Quay and only a short stroll from the heart of the ever popular coastal town of Wells-next-the-Sea. Arranged over 3 storeys, the property offers generous and highly versatile family sized accommodation, complemented by cool contemporary design features that maximise the far reaching sea views from the upper floors.

The layout allows for up to five bedrooms, served by three bathrooms, alongside a spacious kitchen/dining room and a comfortable sitting room opening onto a sea-facing balcony. Patio doors from the kitchen lead out to a south facing decked sun terrace, with an attractively hard landscaped yet low maintenance rear garden beyond. Additional benefits include useful external storage areas and two private parking spaces.

Offered for sale with no onward chain, The Roundhouse is currently operated as a successful holiday letting business, yet would equally suit use as a permanent residence being centrally located yet tranquil position, within easy reach of the full range of amenities the town has to offer. Furniture, fixtures and fittings are available by separate negotiation.

## GROUND FLOOR

The versatile ground floor has been thoughtfully designed to create practical, just-off-the-beach living. A main entrance hall, accessed from the covered side terrace, provides a useful space for coats and shoes and leads to the utility room, a reception room/bedroom and a side hallway. The side hallway features a staircase to the first floor, a ground floor wet room - ideal for sandy children and wet dogs - and a connecting door to the rear of the property, offering convenient outdoor access.

## FIRST FLOOR

The living spaces are situated on the first floor making the most of the views with the comfortable sitting room featuring a wood burning stove with patio doors opening onto a balcony with a glimpse of the quay and the sea beyond. A wide opening leads to the spacious kitchen/diner with an extensive range of fitted units, 2 oven gas-fired Aga and space for a large dining table and chairs. Patio doors offer access to the south facing raised sun terrace and the adjoining study/office which could provide a bedroom 5 with scope to create an en suite, subject to the necessary permissions.



### ***what3words: ///count.recap.resist***

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

#### **SECOND FLOOR**

The second floor landing leads to the 3 top floor bedrooms, 2 with en-suite facilities, and a family shower room. The principal bedroom suite is a particular feature with a curved wall to the front elevation and windows with fine views over the quay and the sea beyond.

#### **OUTSIDE**

The Roundhouse is approached from the quay via Croft Yard, leading into a private, gated courtyard shared with just 4 other properties. To the front of the house is a designated parking area for 2 vehicles, which in turn leads to a covered terrace and a side entrance door.

Double gates open onto a covered rear terrace, ideal for the storage of bicycles, kayaks and similar equipment, with a door providing access to the ground floor entrance hallway. Winding Indian sandstone steps rise to the delightful south facing garden, thoughtfully landscaped for both low maintenance and practicality. The garden features an extensive brick paved terrace with a central pergola, a selection of fruit trees and raised brick planting beds. Further steps at the rear provide pedestrian access onto Shop Lane, offering a convenient cut through to the town centre and Staithe Street.

Immediately to the rear of the property, and accessed via the kitchen patio doors, is a south facing decked sun terrace, enclosed by a metal balustrade.

#### **SERVICES AND EPC RATING**

Mains water, mains drainage and mains electricity with solar panels installed. Gas-fired central heating to underfloor heating and radiators. EPC Rating Band C.

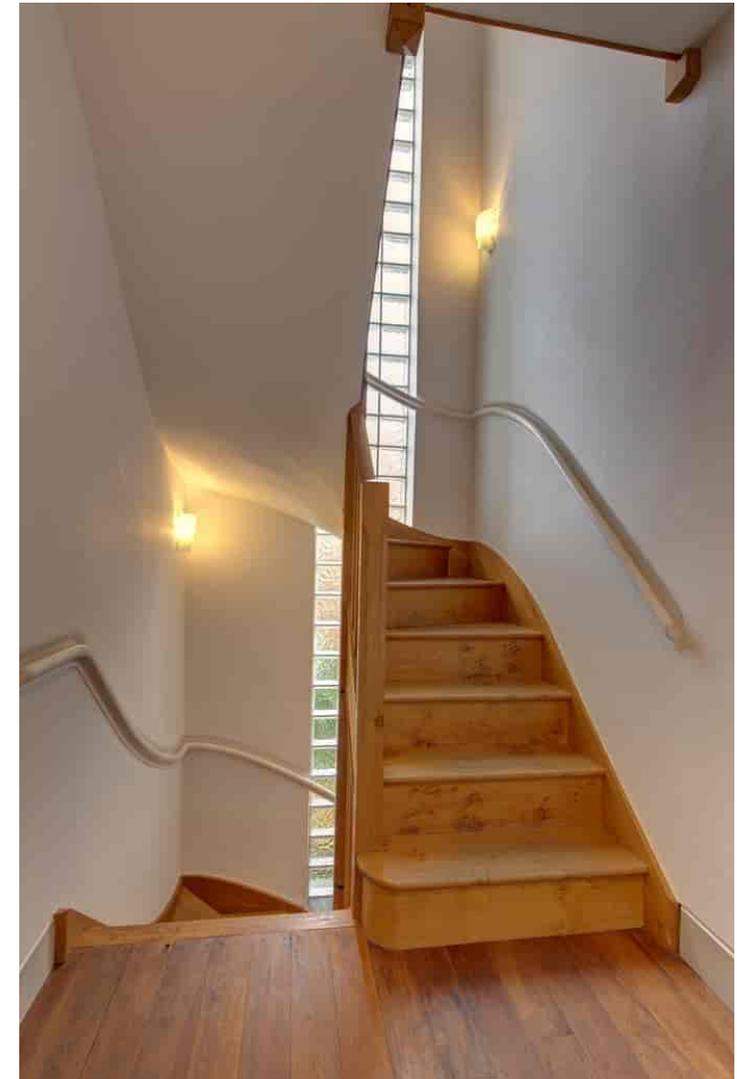
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band n/a (registered for Business Rates).

#### **TENURE**

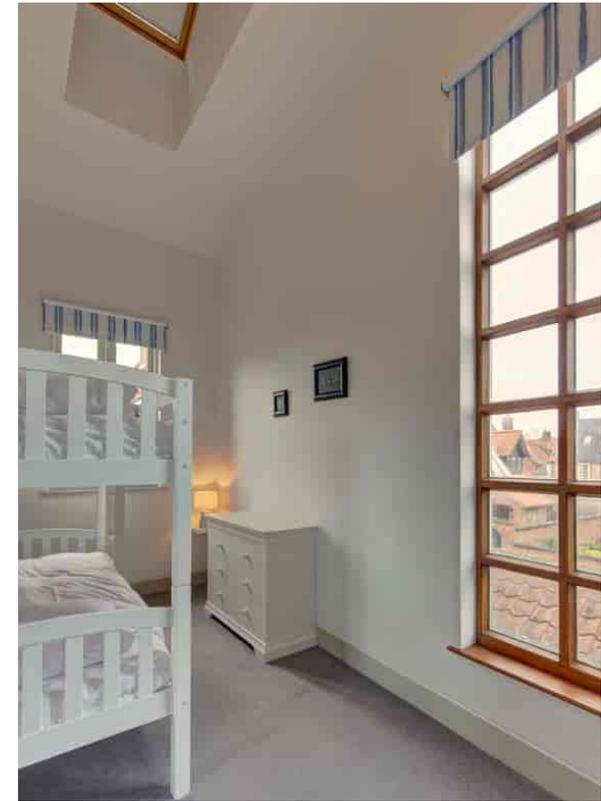
This property is for sale Freehold.

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## SITUATION

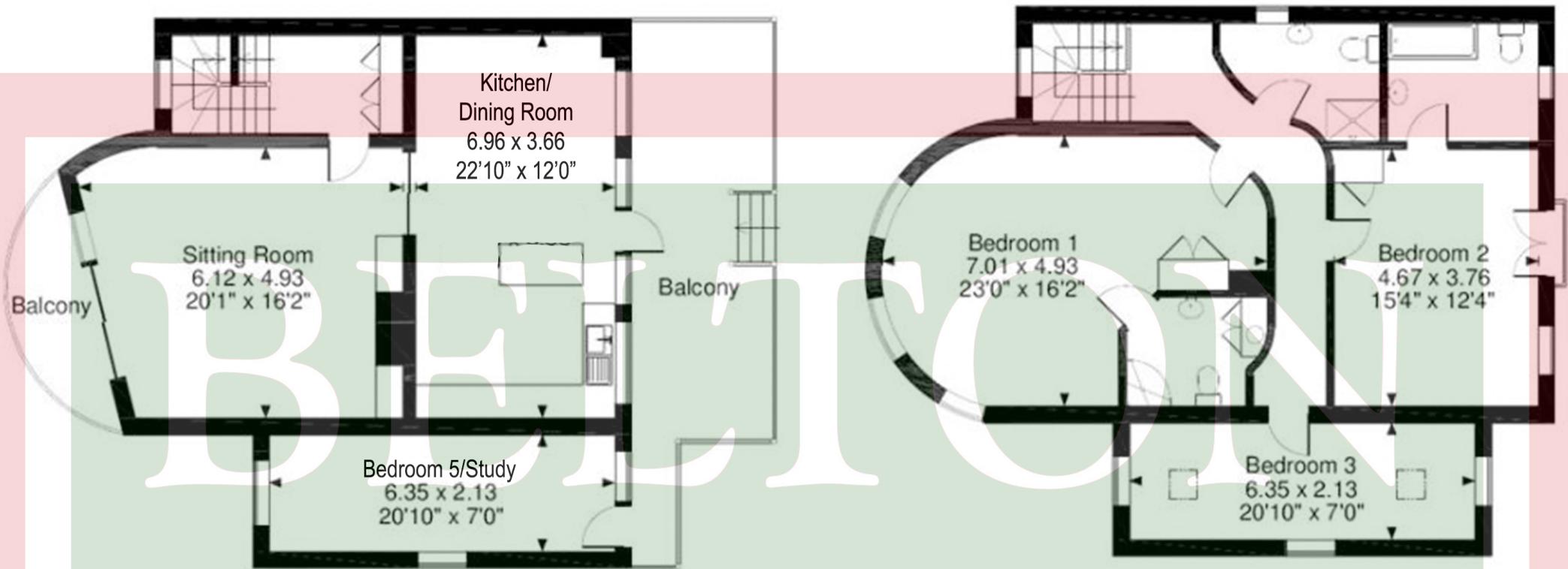
Wells-next-the-Sea has been a commercial and fishing port for nearly 600 years and still supports a thriving fishing fleet bringing in a catch of, predominantly, shellfish sold locally on the quayside and in nearby restaurants. With a growing number of leisure craft moorings, a lively, sociable sailing 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.

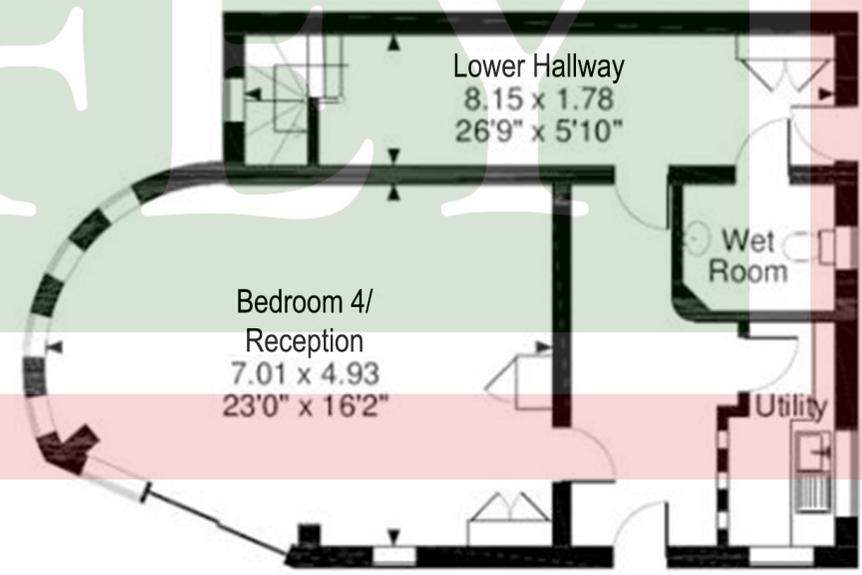








**DUFFEY**



Main House gross internal area = 2,541 sq ft / 236 sq m

**Ground Floor**



**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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