



**Newgates Cottage, Wells-next-the-Sea**  
**Guide Price £450,000**

**BELTON DUFFEY**



# **NEWGATES COTTAGE, NEWGATE LANE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1DT**

A superb 3 storey character cottage in the heart of town with 2 bedrooms, 2 bathrooms, vaulted first flooring sitting room and a courtyard garden. No chain.

## **DESCRIPTION**

Newgates Cottage is a rare opportunity to purchase a characterful period house situated right in the heart of Wells-next-the-Sea and just a moments walk from the town's main shopping street, Staithe Street. The property has been sympathetically renovated over the years to now provide well laid out spacious accommodation over three storeys. Downstairs, there is an open plan kitchen/dining room, with a hatch leading down to a cellar, and a shower room. A pine staircase leads up to an impressive first floor sitting room with a full height vaulted ceiling and a Juliet balcony with rooftop views. The bedroom accommodation is versatile with a double bedroom and bathroom on the first floor and a large bedroom on the second floor, currently furnished with a double and a single bed. The property retains a wealth of period features including vaulted and beamed ceilings, period pine 4 panel doors, pamment tiled floor and timber sash windows. There are also more modern conveniences such as well appointed bathroom suites and electric radiator heating.

Outside, there is an attractive walled courtyard garden which has been laid out for ease of maintenance making this an ideal second home, permanent home within walking distance of facilities or, as its current use, a successful holiday lettings business.

Newgates Cottage is being offered for sale with no onward chain.

## **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 LOBBY**

2.53m x 1.80m (8' 4" x 5' 11") at widest points.

A glazed timber door leads from the courtyard garden into the entrance lobby with a reclaimed stone floor and space for coat hooks and shoe storage etc. Large shelved storage cupboard and an electric radiator. Opening to the kitchen/dining room and a door leading into:

## **GROUND FLOOR SHOWER ROOM**

1.90m x 1.77m (6' 3" x 5' 10")

Corner shower cubicle with a Mira electric shower, vanity storage unit incorporating a wash basin, concealed cistern WC. Tiled floor and walls, extractor fan and a dark grey towel radiator. Window to the west with obscured glass.

## **KITCHEN/DINING ROOM**

5.90m x 4.93m (19' 4" x 16' 2") at widest points.

Open plan L-shaped room in 2 sections with a pine staircase leading up to the first floor landing with a small storage cupboard under.

### **KITCHEN AREA**

Range of cream base and wall units with beech block worktops incorporating a white ceramic butler sink with chrome mixer tap over and window overlooking the courtyard garden, tiled splashbacks. Integrated appliances including an oven, electric hob with extractor hood over, microwave and slimline dishwasher. Space and plumbing for a washing machine, worktop to the side with space under for a fridge and freezer, pamment tiled floor. Open plan to:

### **DINING AREA**

Pamment tiled floor, electric radiator, 2 wall cupboards, exposed ceiling beams, hatch to the cellar and a window to the west.

## **CELLAR**

5.84m x 2.20m (19' 2" x 7' 3") at widest points.

Accessed via a hatch from the kitchen/dining room floor.

## **FIRST FLOOR LANDING**

3.33m x 1.46m (10' 11" x 4' 9")

Shelved airing cupboard with pine double doors housing hot water cylinder, sloping beamed ceiling and electric radiator.

## **SITTING ROOM**

4.58m x 3.27m (15' 0" x 10' 9")

Impressive room with a full height vaulted ceiling with exposed roof beams, feature exposed brick wall, wall lights and 2 electric radiators. Double aspect with a Juliet balcony to the east and window to the west.



## **BATHROOM**

2.98m x 1.68m (9' 9" x 5' 6") at widest points.

White period suite comprising an enamel bath with a traditional chrome shower mixer tap, wall mounted wash basin and WC. Ceramic tiled floor and partly tiled walls, sloping beamed ceiling, extractor, shaver point, electric wall heater and a chrome electric towel radiator. Window to the west with obscured glass.

## **INNER HALLWAY**

2.50m x 1.41m (8' 2" x 4' 8")

Accessed via a door from the first floor landing with space for freestanding furniture, staircase leading up to the second floor. Sloping beamed ceiling with a Velux window.

## **BEDROOM 2**

3.05m x 3.03m (10' 0" x 9' 11")

Full height vaulted ceiling with exposed roof beams, electric radiator and a window to the west.

## **SECOND FLOOR LANDING**

Large storage cupboard, high level window to and a door leading into:

## **BEDROOM 1**

5.19m x 3.24m (17' 0" x 10' 8") at widest points (restricted head height to sides)

Good sized versatile room, currently furnished with a double and a single bed, with sloping beamed ceiling, loft hatch, electric radiator and 2 windows to the west. Please note that this room has a flying freehold over the neighbouring property.

## **OUTSIDE**

Newgates Cottage is approached through a tall pedestrian gate leading onto a small courtyard garden which has been laid out for ease of maintenance with a brick, slab and cobbled terrace. The courtyard is secure with high red brick walling, shrub borders and an outside light.

Access to the town's amenities is just moments away via a right of way through an archway with gate leading directly onto the main shopping street, Staithe Street. A second archway leads to the west onto Newgate Lane and provides easy access to the Quay.

## **DIRECTIONS**

From Belton Duffey's office in Wells-next-the-Sea, turn right heading down Staithe Street towards the sea and almost immediately on your left you will see a pedestrian gate marked 'private'. Go through the gate through the alley and follow the pathway round to the left and right where you will see the gate to Newgates Cottage on your right, just before the second archway.





## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Electric radiator heating. EPC Rating Band G.

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.

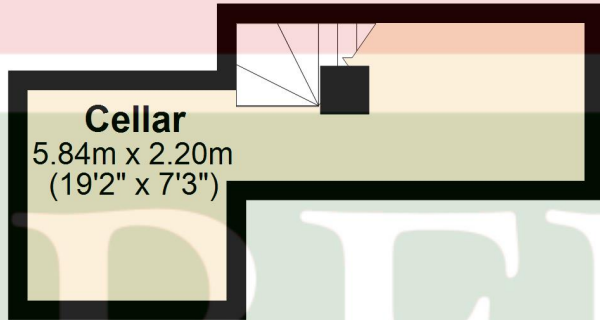
## **VIEWING**

Strictly by appointment with the agent.



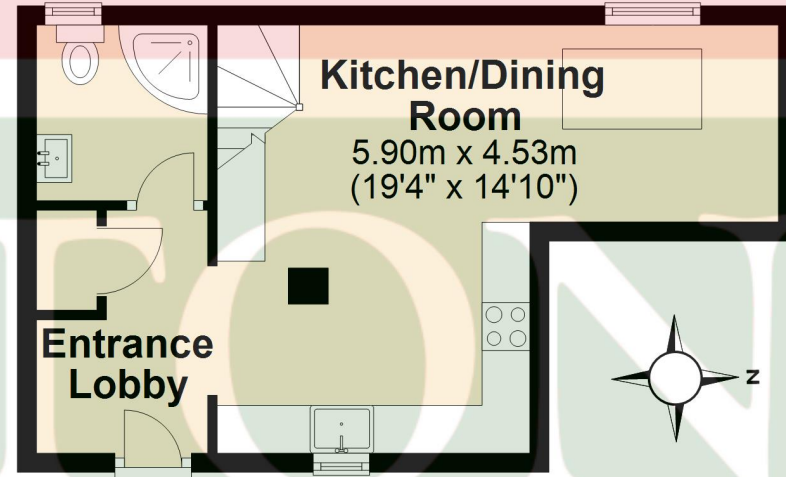
## Cellar

Approx. 8.4 sq. metres (90.7 sq. feet)



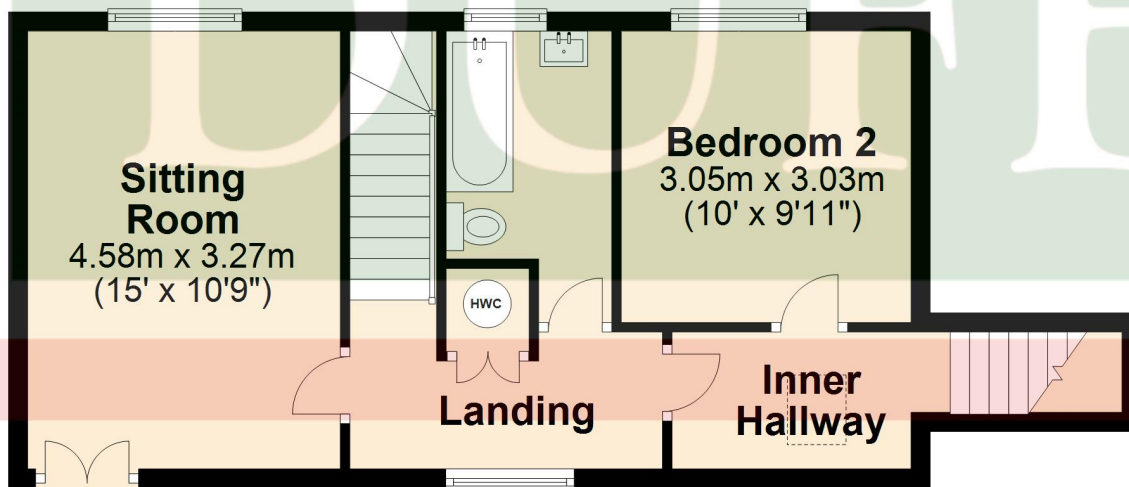
## Ground Floor

Approx. 30.0 sq. metres (323.4 sq. feet)



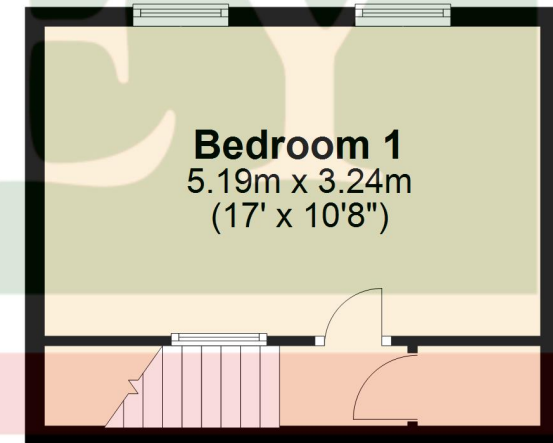
## First Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



## Second Floor

Approx. 21.7 sq. metres (233.5 sq. feet)



Total area: approx. 106.3 sq. metres (1143.8 sq. feet)



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