



Laburnum Cottage, Wells-next-the-Sea
Guide Price £400,000

LABURNUM COTTAGE, CLUBBS LANE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1DP

A charming Grade II Listed detached period cottage with 2 double bedroom, 2 bathroom accommodation, parking and patio gardens. No chain.

DESCRIPTION

Offered for sale with no onward chain, Laburnum Cottage is a charming Grade II Listed cottage situated on a quiet popular road just a few moments' walk from the centre of the seaside town of Wells-next-the-Sea. The cottage has well presented characterful accommodation comprising a kitchen/breakfast room, dining room, sitting room and ground floor bathroom with a landing upstairs leading to 2 double bedrooms, 1 with an en-suite shower room.

Further benefits include arched casement windows, 2 fireplaces, 1 housing a wood burning stove, gas-fired central heating to radiators and latch doors. Outside, the cottage stands behind a gravelled and paved patio garden with space for parking a car.

The central location makes this property equally suitable as a coastal retreat, a permanent home close to all the town's amenities or as a low maintenance holiday lettings business. The Quay and main shopping street are within easy walking distance with the town's restaurants and cafes a short stroll away.



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.

KITCHEN/BREAKFAST ROOM

3.9m x 2.8m (12' 10" x 9' 2")

Ornate storm porch and twin light panelled front door leading to country style kitchen with space for a small breakfast table. Multi-paned feature arched window to front.

Excellent range of floor and wall mounted storage units in hand painted shaker styling, wood block work surfaces with inset butler sink unit and swivel mixer tap, attractive complimentary tiling. 4 ring hob with extractor over, fitted oven, concealed gas-fired boiler, plumbing for washing machine, recess for under worksurface fridge and freezer, radiator, tiled flooring, 2 wall light points, access to loft space.

DINING ROOM

5.1m x 3.9m (16' 9" x 12' 10")

A warm and characterful room with twin light panelled door and feature multi-paned arched window to front, exposed brick fireplace with oak bressumer and raised flagstone hearth housing cast iron solid fuel burner. Double storage cupboard, radiator, tiled flooring, 2 wall light points, staircase to first floor. Door leading into:



SITTING ROOM

5.1m x 3.9m (16' 9" x 12' 10")

A spacious retreat, brimming with character and having twin light panelled door and twin feature multi-paned windows to front, open fireplace with cast iron and wooden surround and raised flagstone hearth, 2 radiators, 3 wall light points.

GROUND FLOOR BATHROOM

Windows to front and side, panelled bath with shower over, pedestal wash basin, WC, extensive tiling, dado panelling, heated towel rail, 3 wall light points, tiled flooring, extractor fan.

FIRST FLOOR LANDING

Doors to;

BEDROOM 1

4.7m x 3.9m (15' 5" x 12' 10")

A generous double bedroom with twin feature arched windows to front, double built-in wardrobe cupboard, radiator, 3 wall light points. Door leading into:

EN SUITE SHOWER ROOM

Fully tiled corner shower cubicle, pedestal wash basin, WC, full height tiling, heated towel rail, wall mounted fluorescent strip light.

BEDROOM 2

4.7m x 2.7m (15' 5" x 8' 10")

Twin feature arched windows to front, double built-in wardrobe cupboard, radiator, 3 wall light points, access to loft space.

OUTSIDE

Laburnum Cottage enjoys a wide gravelled covered frontage with space for parking a car. There is also an attractive flagstone patio area, ideal for summer bar-b-ques, a wood store and timber garden shed.

DIRECTIONS

From Belton Duffey's office in Wells-next-the-Sea, turn left heading north along Staithe Street and turn right at the T-junction. Take the second turning on the right-hand side into Clubbs Lane where you will see Laburnum Cottage approximately two thirds of the way down on the right-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band n/a (exempt as Grade II Listed).

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

TENURE

This property is for sale Freehold.

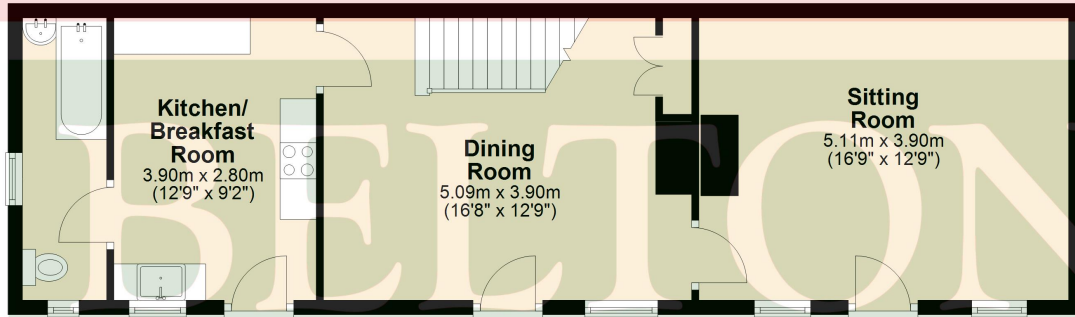
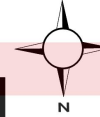
VIEWING

Strictly by appointment with the agent.



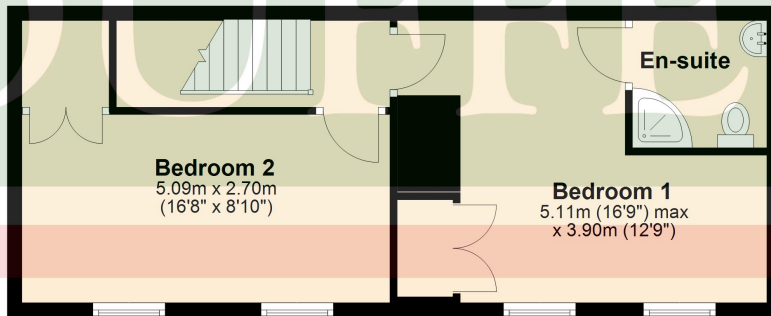
Ground Floor

Approx. 56.4 sq. metres (606.6 sq. feet)



First Floor

Approx. 46.7 sq. metres (503.1 sq. feet)



Total area: approx. 103.1 sq. metres (1109.6 sq. feet)





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