



Lavender Cottage, Wells-next-the-Sea
Guide Price £420,000

LAVENDER COTTAGE, 30 CHURCH PLAIN, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1EQ

A Grade II Listed cottage with spacious 2 bedroom accommodation, courtyard garden with scope for parking, situated in a Conservation Area. No chain.

DESCRIPTION

Lavender Cottage is an attractive Grade II Listed period terrace cottage, situated in a Conservation Area close to the centre of the seaside town of Wells-next-the-Sea. The property has been a much loved holiday home for the current owners and a successful holiday let. The property benefits from gas-fired central heating and some period features including sash windows, fireplaces, pine floorboards, latch doors and exposed beams.

There is well laid out and surprisingly spacious accommodation briefly comprising a kitchen/dining room, sitting room, inner hallway, cloakroom with 2 bedrooms upstairs and a shower room. Outside, there is a small courtyard patio area with scope to create a parking space if required.

Lavender Cottage is being offered for sale with no onward chain and, with the town's shopping centre being just a short walk away, this is an ideal property for those buyers looking for a character permanent residence close to amenities or a second home with holiday lettings potential. The furniture, fixtures and fittings are 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. 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.

SITTING ROOM

4.44m x 3.41m (14' 7" x 11' 2") at widest points.

A timber entrance door leads off Church Plain into the sitting room with an impressive inglenook fireplace housing a wood burning stove on a pamment tiled hearth, display shelves and cupboard to the sides. Traditional front door bell pull, radiator, spotlights, sash window to the front with interior faux wood shutters, and a partly glazed timber door leading into:

INNER HALLWAY

Staircase to the first floor landing with understairs storage cupboard, pamment tiled floor, latch door to the kitchen/dining room and a door to:

CLOAKROOM

Vanity cupboard incorporating a wash basin, WC, radiator, spotlights and an obscured glass window to the side.

KITCHEN/DINING ROOM

3.94m x 3.12m (12' 11" x 10' 3")

A range of cream Shaker style base and wall units with laminate worktops incorporating a resin one and a half bowl sink, tiled splashbacks. Shelved cupboard with oak doors and integrated appliances including an oven, electric hob with extractor over, microwave, dishwasher, washing machine and fridge with freezer compartment.

Wide feature inglenook fireplace (not in use), radiator, tiled floor, ceiling beam and spotlights. Double aspect windows to the north and south and a partly glazed timber door leading outside to the courtyard.



FIRST FLOOR LANDING

Galleried landing with recess suitable for book shelves, feature arched pine panel, painted floorboards and a window to the south.

BEDROOM 1

3.98m x 3.53m (13' 1" x 11' 7")

Good sized double bedroom with a feature cast iron fireplace with built-in wardrobes to the sides, radiator, painted floorboards, loft hatch and a sash window to the front with interior faux wood shutters.

BEDROOM 2

4.12m x 2.26m (13' 6" x 7' 5") at widest points.

Room for 2 single beds, radiator, painted floorboards and a sash window to the south. Latch door to a walk-in cupboard housing the gas-fired central heating boiler and the hot water cylinder.

SHOWER ROOM

2.57m x 1.62m (8' 5" x 5' 4")

Shower cubicle with an electric shower, wash basin with an illuminated mirror over, WC. Chrome towel radiator, spotlights, laminate flooring, partly tiled walls and an obscured glass window to the north.

OUTSIDE

Lavender Cottage is set back a little off Church Plain behind gravelled frontage bounded by a post and chain fence and planted with low shrubs and Lavender with a pathway leading to the front entrance door.

The property has a right of way over the driveway to the north leading to its own low maintenance fenced courtyard. The courtyard has previously provided a parking space and could easily be changed back if required.

DIRECTIONS

From Belton Duffey's office in Wells-next-the-Sea, turn left to the top of Staithe Street. Turn left into Station Road then almost immediately right down the High Street. Continue down for approximately 500 yards and the road becomes Church Plain. Continue to the T-junction where you will see Lavender Cottage on the corner on the right, opposite the church, as indicated by the Belton Duffey 'For Sale' board.

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 n/a (registered for Business Rates).

TENURE

This property is for sale Freehold.

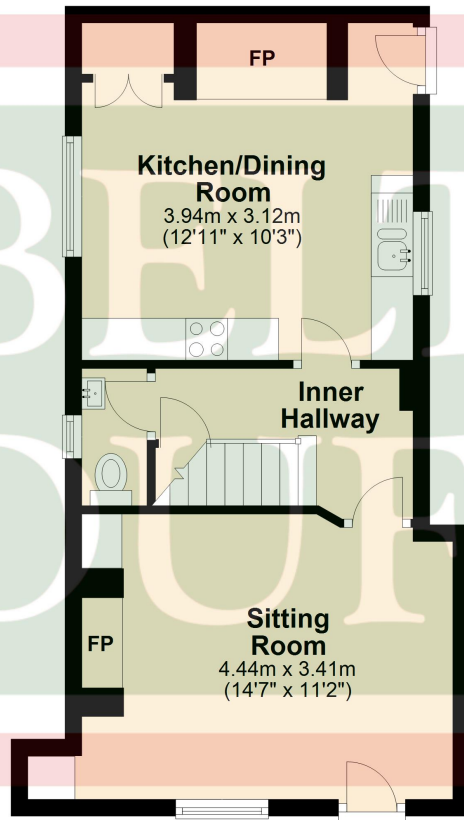
VIEWING

Strictly by appointment with the agent.



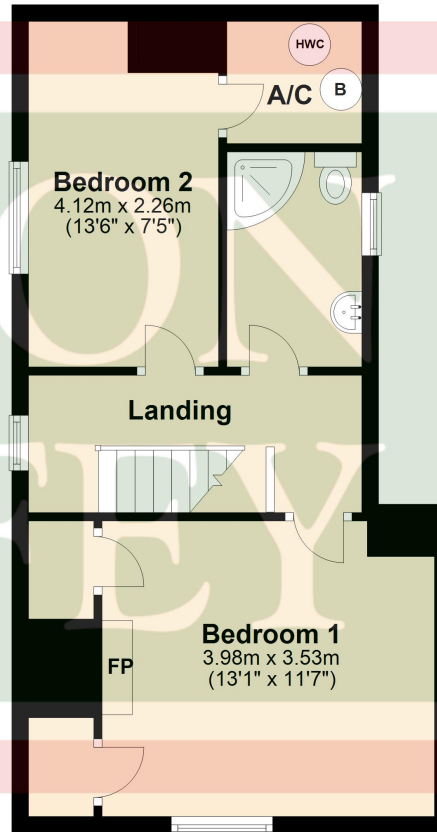
Ground Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



Total area: approx. 76.0 sq. metres (817.9 sq. feet)





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