



Storm Cottage, Wells-next-the-Sea
Guide Price £550,000

BELTON DUFFEY



STORM COTTAGE, BOLTS CLOSE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1JP

Unique detached Elizabethan cottage in the heart of town with gardens and potential parking. No onward chain.

DESCRIPTION

Storm Cottage is coming onto the market for the first time in around 60 years having been a much loved family home located in a central yet tucked away location just a couple of minutes' walk from The Quay and the main shopping street in the ever popular seaside town of Wells-next-the-Sea. Formerly 3 cottages thought to have been built circa 1585, the cottage is set over 3 floors with many unspoilt period features including exposed beams and rafters and now requiring a programme of improvements. It also benefits from a walled garden which wraps around the property to the south and west featuring a large detached garage/outbuilding offering scope for conversion and to create off street parking (subject to the necessary permissions).

The accommodation comprises 4 bedrooms (2 en-suite) with a further 2 good sized attic rooms and an impressive open kitchen/dining/living room. Storm Cottage is being sold 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 PORCH

2.03m x 1.04m (6' 8" x 3' 5")

The property is approached from the front courtyard through a partly glazed timber entrance door into the porch with space for coat hooks and shoe storage, quarry tiled floor and a window to the front. Window and a further partly glazed timber door leading into:



OPEN PLAN KITCHEN/DINING/LIVING ROOM

8.3m x 4.95m (27' 3" x 16' 3")

An impressive open plan room with a heavily beamed ceiling. Comprising:

KITCHEN AREA

Red brick inglenook fireplace with Bressumer beam over housing a gas-fired Aga with oak block worktops and cupboards to either side, oak flooring. To the rear of the recess are lit display shelves.

The kitchen to the side of the fireplace is fitted with pine base and wall units with 2 bowl stainless steel sink unit with mixer tap, quarry tiled flooring, space for an under counter fridge and window to the north.

DINING AREA

Ample space for large dining room table and 6 chairs on oak flooring, windows to the north and west and understairs cupboard. Door to ground floor bedroom.

LIVING AREA

Open fireplace (previously housing a wood burning stove) with a brick hearth, 2 windows to the south and west and partly glazed door out to the garden. Door with fanlight above to:

PANTRY

Shelved with room for a freestanding fridge freezer, small window to the east.

GROUND FLOOR BEDROOM 2

4.41m x 3.08m (14' 6" x 10' 1")

Heavily beamed ceiling, open fireplace, double aspect windows to the north and south, recess with fitted bookshelves, door leading into:

EN SUITE SHOWER ROOM

2.18m x 1.05m (7' 2" x 3' 5")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Quarry tiled floor, tiled splashbacks, chrome towel radiator, shaver point and light, extractor fan and a window to the north.

FIRST FLOOR LANDING

L-shaped landing with a large cupboard with hanging rail and shelving, door opening onto the staircase leading up to the attic rooms.

BEDROOM 1

5.24m x 3.72m (17' 2" x 12' 2") at widest points.

Generous sized family room currently with built in bunk beds. Boarded up fireplace, 2 sash windows to the west and a door leading into:



EN SUITE SHOWER ROOM

1.52m x 1.43m (5' 0" x 4' 8")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Tiled floor and splashbacks, chrome towel radiator, shaver point and light, extractor fan and a window to the south.

BEDROOM 3

4.37m x 3.25m (14' 4" x 10' 8")

Walk-in wardrobe cupboard, double aspect windows to the south and west.

BEDROOM 4

2.88m x 2.09m (9' 5" x 6' 10")

Currently set up as a study with a window to the west.

BATHROOM

2.93m x 1.36m (9' 7" x 4' 6")

Enamel bath, wash basin, shelved airing cupboard housing the hot water cylinder, tiled splashbacks and a window to the north with obscured glass.

WC

1.38m x 0.71m (4' 6" x 2' 4")

WC and a window to the east with obscured glass.

ATTIC ROOM 1

8.2m x 4.86m (26' 11" x 15' 11")

Exposed roof beams, window to the south and 2 wide dormer windows to the east and west, door leading into:

ATTIC ROOM 2

4.28m x 3.03m (14' 1" x 9' 11")

Exposed roof beams and double aspect windows to the south and north with distant rooftop views towards the sea.

OUTSIDE

Storm Cottage is approached off Bolts Close through metal double gates onto a paved and cobbled courtyard with doors to the garage/outbuilding and outside utility. The courtyard carries on round to the side past rambling rose climbers and into the main garden area with an artificial grass section, log store and low raised terrace - all bordered by high walls giving a degree of privacy.



OUTSIDE UTILITY

1.27m x 1.14m (4' 2" x 3' 9")

Laminate worktop with space and plumbing under for a washing machine, fitted shelving.

GARAGE/OUTBUILDING

8.93m x 5.13m (29' 4" x 16' 10") at widest points.

L-shaped brick built garage/outbuilding, detached from the house with a tiled roof. Pedestrian door to the front of the property, up and over door to the rear and a remote control roller shutter door onto Bolts Close. Power and light, 2 windows to the garden.

DIRECTIONS

On foot from Belton Duffey's Wells-next-the-Sea office, turn left into Staithe Street heading south and continue to the end. Turn left onto Station Road and take the first left into Bolts Close where you will see Storm Cottage immediately on the right-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired Aga in kitchen area. EPC Rating Band F.

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

TENURE

This property is for sale Freehold.

VIEWING

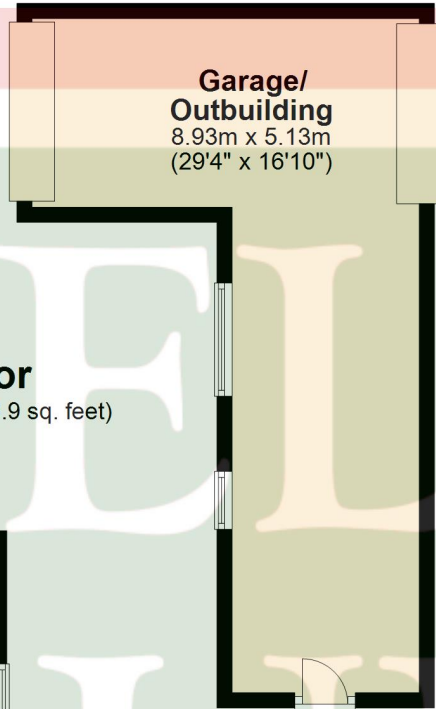
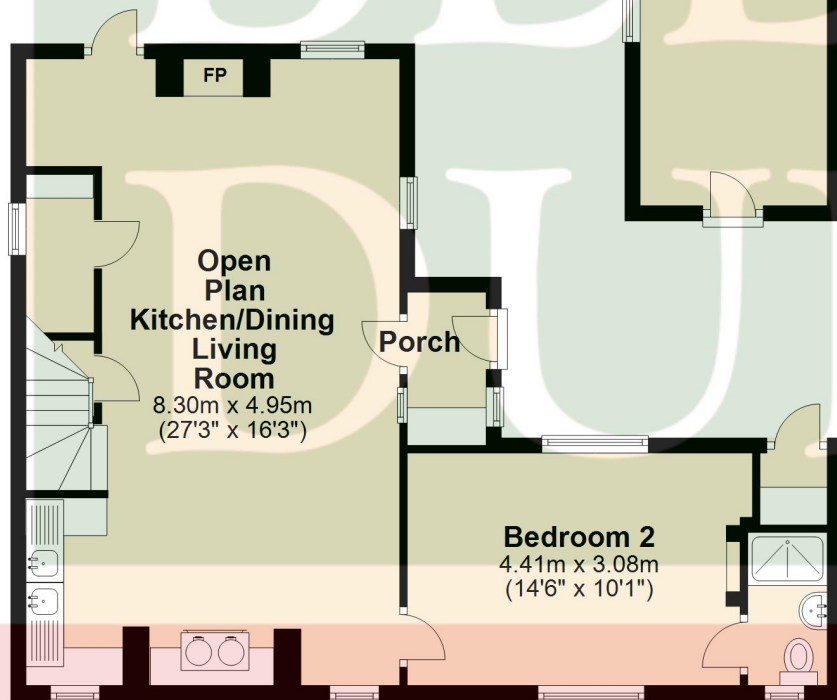
Strictly by appointment with the agent.



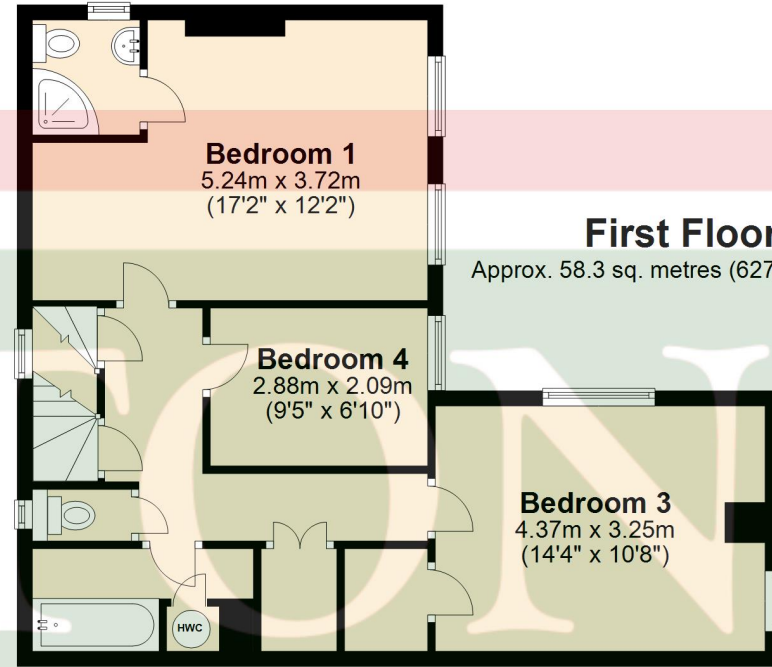


Ground Floor

Approx. 66.3 sq. metres (713.9 sq. feet)



**Garage/
Outbuilding**
8.93m x 5.13m
(29'4" x 16'10")



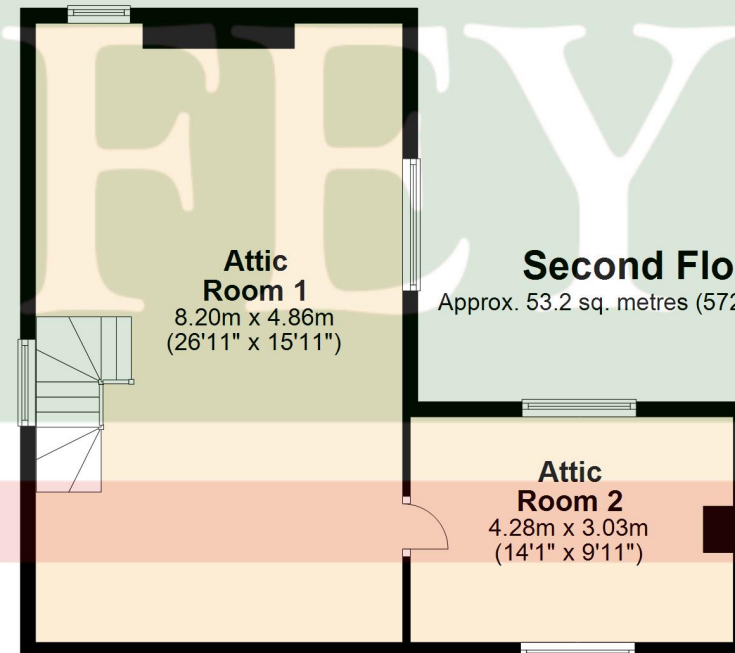
First Floor

Approx. 58.3 sq. metres (627.8 sq. feet)

Bedroom 1
5.24m x 3.72m
(17'2" x 12'2")

Bedroom 4
2.88m x 2.09m
(9'5" x 6'10")

Bedroom 3
4.37m x 3.25m
(14'4" x 10'8")



Second Floor

Approx. 53.2 sq. metres (572.2 sq. feet)

Attic Room 1
8.20m x 4.86m
(26'11" x 15'11")

Attic Room 2
4.28m x 3.03m
(14'1" x 9'11")

Total area: approx. 177.8 sq. metres (1913.9 sq. feet)



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