



Amica Cottage, Wells-next-the-Sea
Guide Price £435,000

BELTON DUFFEY

ARNICA COTTAGE, 9 THE GLEBE, WELLS-NEXT-THE-SEA, NORFOLK,NR23 1AZ

An attractive end terrace period cottage with beautifully presented 2 double bedroom, 2 bathroom accommodation and west facing garden close to the Quay.

DESCRIPTION

Arnica Cottage is a charming end terrace period cottage situated right in the heart of Wells-next-the-Sea just moments from the Quay and a few minutes' walk to the town's main shopping street. The cottage has a wealth of character features including painted 4 panel doors, sash windows to the front and a traditional style cast iron gas fire in the sitting room. There is also the benefit of gas-fired central heating, double glazing throughout and a well appointed kitchen and shower rooms. The beautifully presented spacious ground floor accommodation comprises a boot room to the rear with a lobby off, shower room, kitchen and a good sized sitting room. Upstairs, a landing to 2 double bedrooms; the principal bedroom also having an en suite shower room and a glimpse of the sea.

Outside, there is an attractive low maintenance west facing courtyard garden to the rear and a useful outbuilding. Arnica Cottage is being offered for sale with no onward chain and would be ideal for buyers looking for a compact characterful permanent home close to the town's amenities or a second home with a track record as a holiday lettings business. 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. 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.

UTILITY/BOOT ROOM

1.70m x 1.27m (5' 7" x 4' 2") Glazed French doors lead from the courtyard garden to the rear of the property into the boot room with a recessed coir mat and space for coat hooks and shoe storage etc. Space and plumbing for a washing machine, oak laminate flooring, obscured glass window to the side, window to the kitchen and a partly glazed door leading into:

INNER LOBBY

Laminate oak flooring, door to the shower room and a partly glazed door to the kitchen.

GROUND FLOOR SHOWER ROOM

2.30m x 1.81m (7' 7" x 5' 11") at widest points. Shower cubicle with an electric shower, vanity storage unit with a range of cupboards incorporating a wash basin and concealed cistern WC. Chrome towel radiator, tiled floor and walls, extractor fan and a window to the rear with obscured glass.

KITCHEN

4.30m x 2.57m (14' 1" x 8' 5") A range of base and wall units with hardwood block worktops incorporating a butler sink, tiled splashbacks. Integrated oven and gas hob with a stainless steel extractor hood and splashback, space for a fridge freezer and space and plumbing for a dishwasher. Staircase leading up to the first floor landing, radiator, oak laminate flooring and a wide opening leading into:



SITTING/DINING ROOM

4.30m x 4.16m (14' 1" x 13' 8") Fireplace housing a traditional style cast iron coal effect gas fire with an oak surround, stainless steel vertical radiator, fitted wall shelves, display recess, TV point and room for a dining table and chairs. Sash window to the front and a partly glazed composite door leading out to The Glebe, recessed coir mat.

FIRST FLOOR LANDING

Display recess and doors to the 2 bedrooms.

BEDROOM 1

3.79m x 3.38m (12' 5" x 11' 1") Built-in wardrobe and a further built-in storage cupboard, radiator, wall lights, TV point, display recess and loft hatch. Sash window to the front with a glimpse of the sea and a door leading into:

EN SUITE SHOWER ROOM

2.11m x 0.93m (6' 11" x 3' 1") A suite comprising a shower cubicle with a chrome mixer shower, vanity cupboard incorporating a wash basin, WC. Chrome towel radiator, tiled floor and walls, extractor fan and a ceiling sun tunnel giving natural light.

BEDROOM 2

3.36m x 2.65m (11' x 8' 8") Built-in wardrobe cupboard, 2 further cupboards above the staircase, radiator and a dormer window overlooking the rear garden.

OUTSIDE

Arnica Cottage has a pedestrian right of way to the side leading to a picket gate opening onto the attractive west facing courtyard garden to the rear of the cottage. The garden has been gravelled for ease of maintenance with walled and willow weaved fenced boundaries, marble table top, outside light and tap. A further gate leads over the neighbouring cottage's garden to a useful brick built outbuilding belonging to Arnica Cottage.

Please note that, as is common with period properties in the town, the neighbouring property has a pedestrian right of way across the courtyard garden.

DIRECTIONS

On foot from Belton Duffey's Wells-next-the-Sea office, turn right heading north down Staithe Street to the end. Turn left at the Quay and continue for approximately 125 yards where you will see The Glebe on the left. Arnica Cottage is about halfway down on the right-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band D.

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.

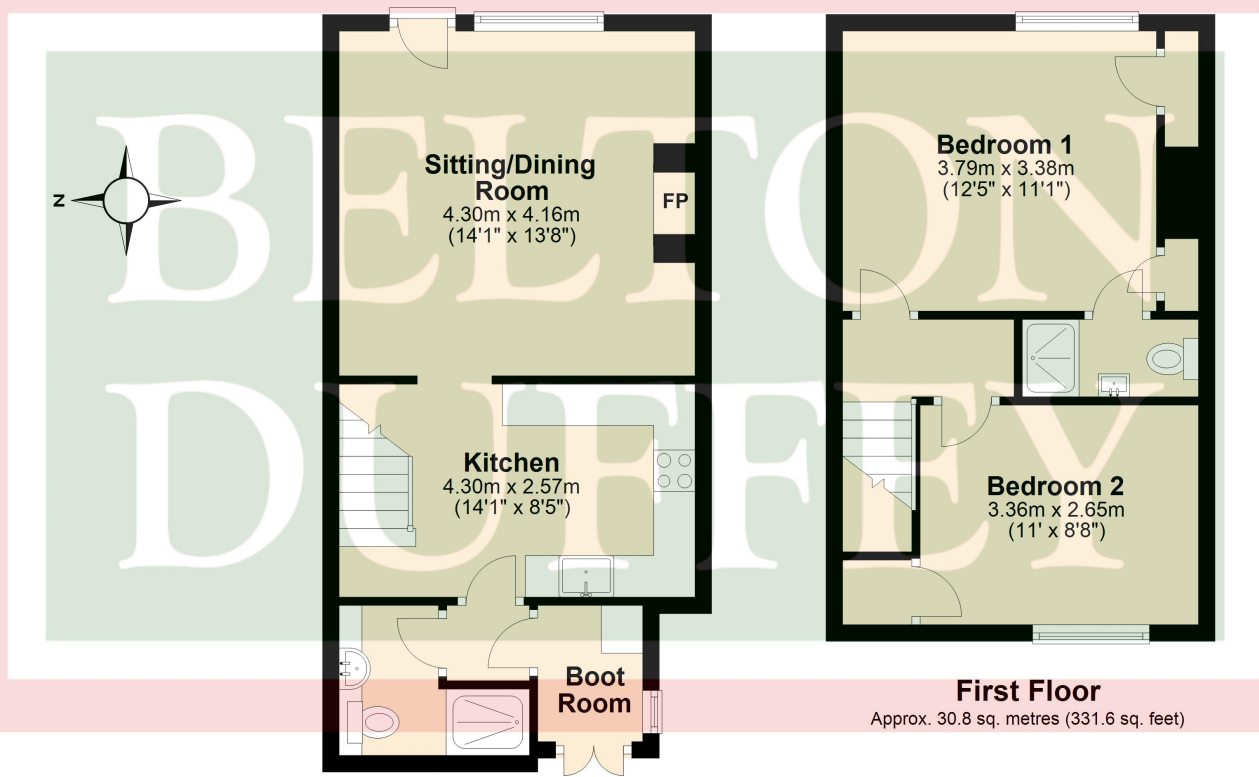
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.6 sq. feet)

Total area: approx. 67.0 sq. metres (721.4 sq. feet)





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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.

