



**Herberts, Wells-next-the-Sea**  
**Guide Price £499,950**

**BELTON DUFFEY**



# **HERBERTS, 12 CHURCH STREET, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1JA**

A spacious detached 3 bedroom, 2 bathroom coastal house with wonderful church views, parking and gardens. No chain.

## **DESCRIPTION**

Herberts is a modern detached house situated in a charming setting within walking distance of the town centre at the seaside town of Wells-next-the-Sea with fine views of St Nicholas' Church. The property has been beautifully refurbished and extended by the current owners and has the benefit of UPVC double glazed windows and doors, oak veneer internal doors and gas-fired central heating. The spacious flexible living accommodation comprises a bright and airy entrance hall, kitchen, a good sized sitting/dining room with a snug (which could provide a ground floor bedroom 4) and a study. Upstairs, the galleried landing leads to 3 bedrooms, the principal having an en suite shower room, and a family bathroom.

Outside, there is driveway parking to the front and a low maintenance partly walled courtyard garden to the rear which overlooks the church.

Herberts is a much loved second home and successful holiday lettings business for the current owners but would also suit those buyers looking for a spacious permanent residence close to all of the facilities Wells-next-the-Sea has to offer. Some of the furniture, fixtures and fittings are also 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.



## **ENTRANCE HALL**

A partly glazed composite door with obscured glass panel to the side leads from the front of the property into the entrance hall with space for coat hooks and shoe storage. Staircase to the first floor landing, understairs storage cupboard, radiator, vinyl flooring and doors to the sitting/dining room and snug.

## **SITTING/DINING ROOM**

6.82m x 4.23m (22' 5" x 13' 11") at widest points.

An impressive L-shaped open plan sitting/dining room with triple aspect windows, vinyl flooring and ceiling spotlights. Comprising:

### **SITTING AREA**

2 windows to the front, arched display recess. Open plan to:

### **DINING AREA**

Room for a large dining table and chairs, radiator, window overlooking the rear garden and a door leading into:

## **KITCHEN**

3.57m x 2.05m (11' 9" x 6' 9")

A range of base and wall units with laminate worktops incorporating a resin sink unit with a chrome mixer tap, tiled splashbacks and display shelves. Integrated appliances including an oven, ceramic hob with a stainless steel and glass extractor hood over and dishwasher. Space and plumbing for a washing machine and space for a freestanding fridge freezer. Built-in storage cupboard, recessed ceiling lights and spotlights, vertical column radiator and tiled floor. Window overlooking the rear garden and the church beyond and a glazed UPVC door leading outside.

## **SNUG**

4.48m x 2.38m (14' 8" x 7' 10")

Flexible room which could provide a ground floor bedroom 4. Electric radiator, laminate flooring, recessed ceiling lights, window to the front and a door leading into:

## **STUDY**

2.38m x 2.13m (7' 10" x 7' 0")

Currently used as a store with a tiled floor, recessed ceiling lights and UPVC French doors leading outside to the rear garden.

## **FIRST FLOOR LANDING**

Galleried landing with a window overlooking the front garden, loft hatch and doors to the 3 bedrooms and family bathroom.



## **BEDROOM 1**

3.63m x 2.38m (11' 11" x 7' 10")

Radiator, recessed ceiling lights, window to the front and a door leading into:

## **EN SUITE SHOWER ROOM**

2.38m x 1.36m (7' 10" x 4' 6")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Tiled floor and walls, chrome towel radiator, illuminated mirror, recessed ceiling lights, loft hatch, extractor fan and a window to the rear.

## **BEDROOM 2**

3.33m x 3.10m (10' 11" x 10' 2")

Radiator, recessed ceiling lights and a window overlooking the rear garden and church beyond.

## **BEDROOM 3**

3.33m x 2.07m (10' 11" x 6' 9")

Radiator, ceiling spotlights and a window to the front of the property.

## **FAMILY BATHROOM**

2.68m x 2.09m (8' 10" x 6' 10")

A white suite comprising a shaped bath with a chrome mixer shower over and glass screen, pedestal wash basin and WC. Shelved airing cupboard housing the gas-fired combi boiler, tiled floor and walls, white towel radiator, recessed ceiling lights and a window to the rear with obscured glass.

## **OUTSIDE**

Herberts is approached off Waveney Close to the south over a tarmac driveway leading to a cobbled parking area to the front of the property. Please note that the neighbouring property has a right of access over the top of the driveway. Space for refuse bin storage, outside light and a gate to the side giving pedestrian access onto Church Street.

A walkway to the side of the property leads to a gate to the rear garden with a fine view of St Nicholas' Church. The garden has been paved for ease of maintenance with walled and fenced boundaries, well stocked perimeter shrub beds and doors to the kitchen and study. Lean-to storage shed, outside tap.





## **DIRECTIONS**

On foot from Belton Duffey's Wells-next-the-Sea office, turn left into Staithe Street and, at the top of the street, turn left into Station Road then first right into the High Street. At the end turn left into Church Street where the property can be found approximately 100 yards along on the right, opposite the church and as indicated by the Belton Duffey 'For Sale' board. Access is via a pedestrian cut-through between the house and the Bowling Green Inn.

## **OTHER INFORMATION**

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

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

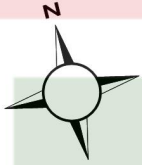
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

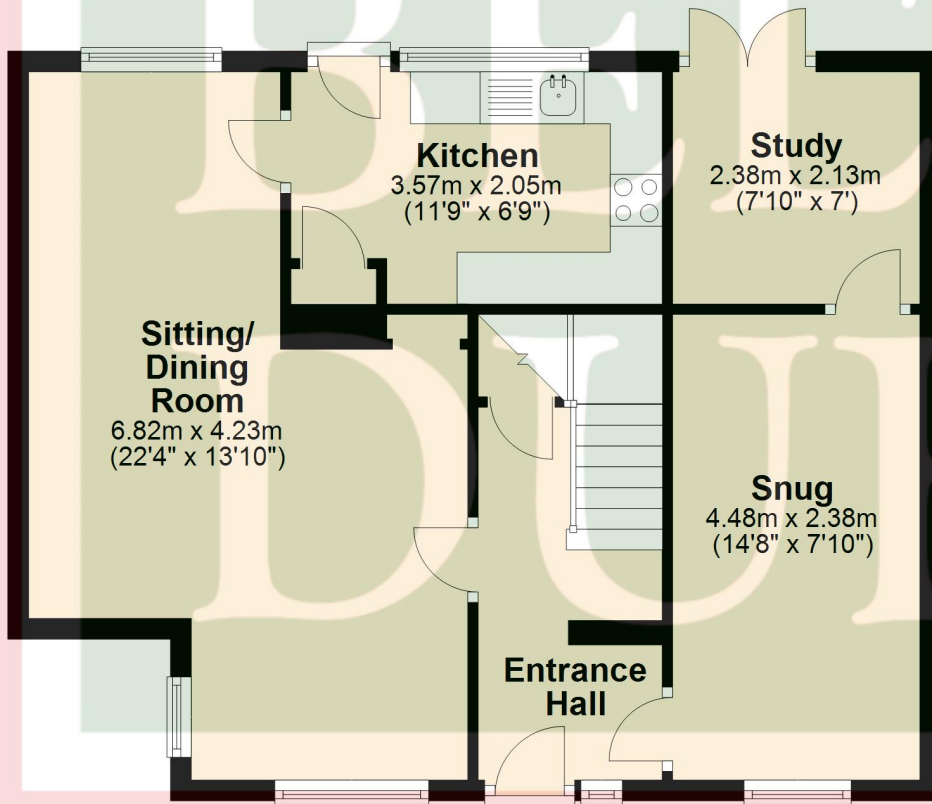
Strictly by appointment with the agent.





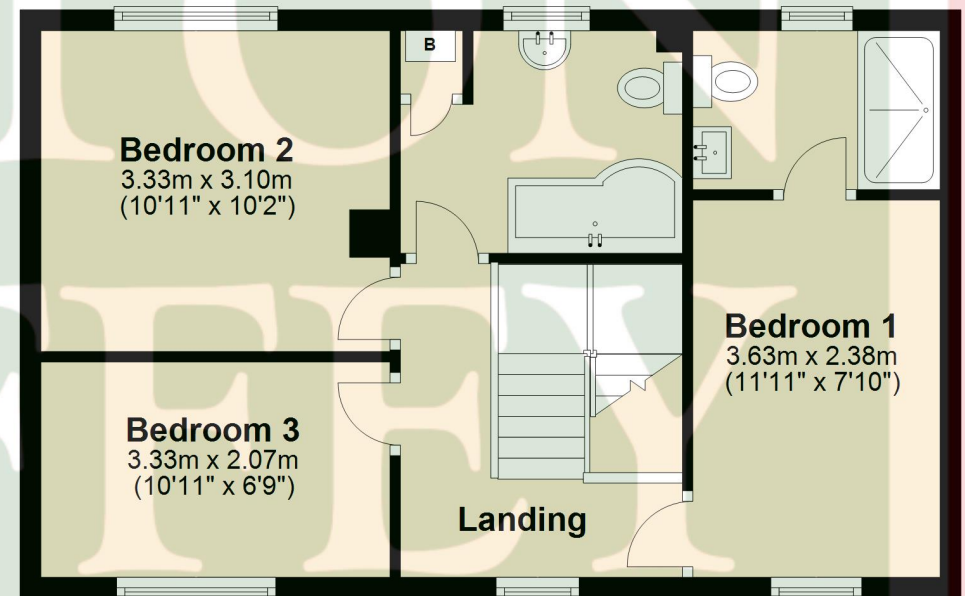
### Ground Floor

Approx. 56.0 sq. metres (602.4 sq. feet)



### First Floor

Approx. 44.9 sq. metres (482.8 sq. feet)



Total area: approx. 100.8 sq. metres (1085.2 sq. feet)



## BELTON DUFFEY

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

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

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

[www.beltonduffey.com](http://www.beltonduffey.com)

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