



Church House, Wells-next-the-Sea
Guide Price £1,250,000

BELTON DUFFEY



CHURCH HOUSE, 21 CHURCH STREET, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1HZ

A grade II Listed 18th Century detached residence requiring refurbishment set in large mature grounds and in church side Conservation Area. No chain.

DESCRIPTION

Church house occupies mature gardens extending to 0.8 of an acre (subject to survey), adjacent to St Nicholas Church, in an attractive Conservation Area setting within easy walking distance of Wells-next-the-Sea town centre and quay. This grade II Listed, 18th Century residence offers spacious accommodation over three floors but does require comprehensive refurbishment, perhaps, including reconfiguration of the second floor, currently a self-contained flat, to form a principal bedroom suite.

The accommodation comprises entrance porch, sitting room, study, dining room, kitchen/breakfast room, side and rear lobbies, two first floor bedrooms, bathroom and second floor, currently large double bedroom, shower room and kitchenette. In addition there is a large double garage with attached greenhouse/orangery and gardener's WC.

A particular feature of this unique property are the magnificent grounds extending to 0.8 of an acre (subject to survey) including a partly walled secret garden and extensive lawns with inset mature trees offering a high degree of privacy and a lovely aspect over the stained glass windows of St Nicholas Church. Church House is set well back from Church Street with ample parking and driveway leading to the double garage.

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.

FRONT PORCH

Panelled front door and canopy storm porch, staircase to first floor and glazed doors to the dining room and sitting room.



SITTING ROOM

4.79m x 3.59m (15' 9" x 11' 9")

A spacious dual aspect room, brimming with character having multi-paned sash window to front affording pleasant aspect over front garden and multi-paned sash window to rear with garden and church views. Feature brick fireplace with brick hearth housing cast iron gas fire, built-in storage cabinets with glazed doors and shelving below, 2 radiators, ceiling mounted spotlights, coved ceiling, glazed door to:

STUDY

5.10m x 3.04m (16' 9" x 10' 0")

Multi-paned sash window to rear and high level window to side, glazed door to the front, extensive fitted shelving and storage cabinets, exposed pine floorboards, radiator.

DINING ROOM

4.93m x 3.42m (16' 2" x 11' 3")

Multi-paned sash window to front, multi-paned window to rear with pleasant aspect over the garden and church, feature brick fireplace with ornate surround housing a gas fire, built-in storage cabinets and shelving, recess with additional storage cabinets. Latch door to:

REAR LOBBY

Glazed door to rear garden and glazed door to:

KITCHEN/BREAKFAST ROOM

5.10m x 3.08m (16' 9" x 10' 1")

Multi-paned windows to front and rear, range of floor and wall mounted storage units, extensive worksurfaces incorporating double drainer stainless steel sink unit with mixer tap, attractive complimentary tiling. 4 ring gas hob with extractor over, fitted double oven, fridge and freezer, quarry tiled flooring, pantry cupboard, arched display cabinet with glazed front. Glazed door to:

SIDE PORCH

Glazed door to front garden.

FIRST FLOOR LANDING

Twin windows overlooking the rear garden, arched display recess, door to staircase to second floor, radiator and doors to bedroom 2, 3 and the bathroom.

BEDROOM 2

5.10m x 3.50m (16' 9" x 11' 6")

Multi-paned windows to front and side, additional window to rear, fireplace with a gas fire, radiator.



BEDROOM 3

4.06m x 3.41m (13' 4" x 11' 2")

Multi-paned window to front, range of built-in wardrobe cupboards, one housing a wash basin, radiator.

BATHROOM

Multi-paned window to front and additional window to front, suite comprising panelled bath, vanity unit with inset wash basin and WC. Wood panelling, radiator, airing cupboard housing the hot water cylinder, storage cabinets.

SECOND FLOOR LANDING

Twin windows to side, door to:

BEDROOM 1

5.80m x 3.47m (19' 0" x 11' 5")

The second floor is currently configured as a self-contained flat but could convert to a principal suite with en-suite dressing room and bathroom (subject to the necessary permissions). The bedroom has multi-paned casement doors leading to rear balcony affording lovely aspect over the garden and church, twin multi-paned dormer windows to front, exposed ceiling beams, radiator, access to loft space. Door to:

SHOWER ROOM

Suite comprising tiled shower cubicle, vanity unit with inset wash basin and WC. Vinyl floor covering and door to:

KITCHENETTE

3.47m x 2.65m (11' 5" x 8' 8")

Velux window to rear and multi-paned dormer window to front, range of floor and wall mounted storage units, worksurfaces incorporating single drainer stainless steel sink unit, tiled upstands, 4 ring hob, fitted oven, vinyl floor covering.

DOUBLE GARAGE

8.43m x 5.30m (27' 8" x 17' 5")

Twin up and over doors, pitched roof with eaves storage, power and light connected, window to side.

GREENHOUSE/ORANGERY

4.24m x 4.12m (13' 11" x 13' 6")

Of brick and glazed construction under a glazed roof with brick flooring and raised planters.

GARDENER'S WC

WC, corner wall mounted wash basin, window to side.



OUTSIDE

Church House stands in mature grounds of approximately 0.8 of an acre (subject to survey) offering a high degree of privacy and lovely church views. Set well back from Church Street, a driveway leads to the double garage and provides ample parking and turning area. There is a small orchard, secret/walled garden and extensive lawns with inset mature trees, deep well stocked borders and high hedging to boundaries.

DIRECTIONS

On foot from Belton Duffey's Wells-next-the-Sea office, turn left up Staithe Street and turn left at the T-junction. Take the next right down High Street and turn left at the end onto Church Street. Pass the Bowling Green pub on your right and you will see the entrance to Church House opposite.

OTHER INFORMATION

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

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

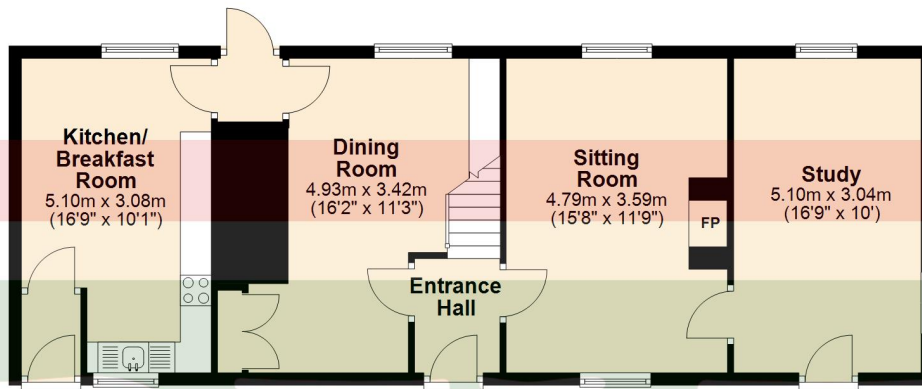
TENURE

This property is for sale Freehold.

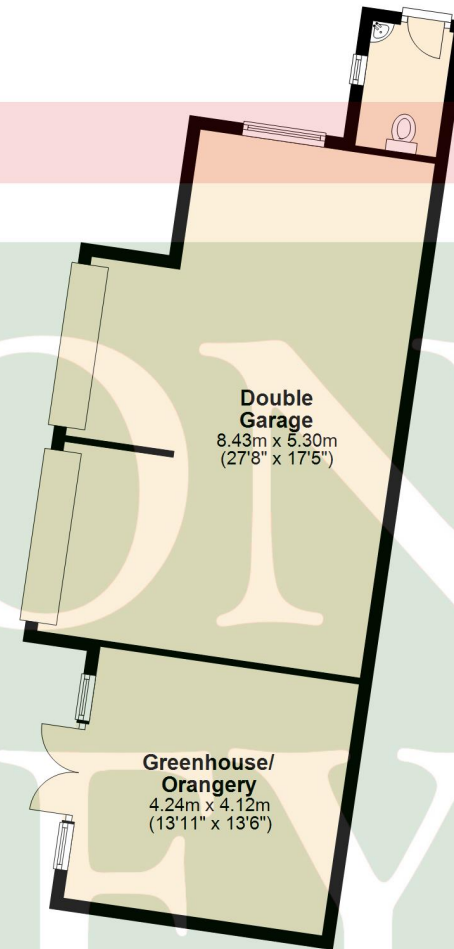
VIEWING

Strictly by appointment with the agent.

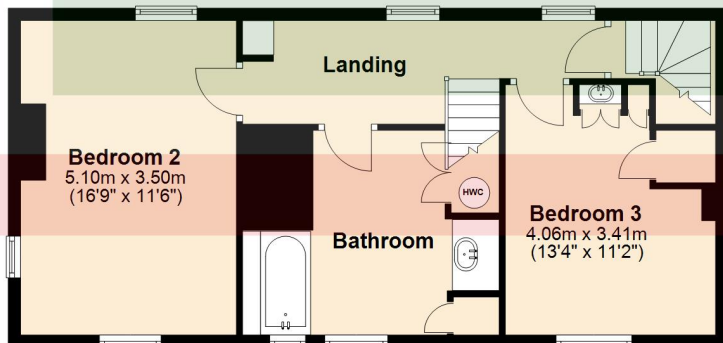




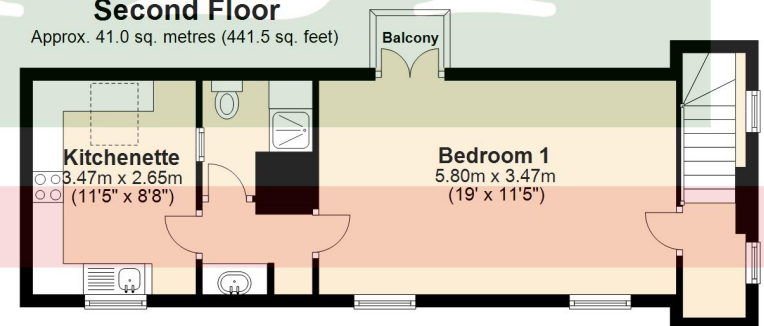
Ground Floor
Approx. 74.4 sq. metres (800.9 sq. feet)



Second Floor
Approx. 41.0 sq. metres (441.5 sq. feet)



First Floor
Approx. 58.2 sq. metres (626.4 sq. feet)



Total area: approx. 173.6 sq. metres (1868.8 sq. feet)



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