



Fair Green, Wells-next-the-Sea
Guide Price £699,950

BELTON DUFFEY



FAIR GREEN, WARHAM ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1JD

1930s family house with spacious 3 bedroom accommodation and attached 2 storey annexe with south facing, good sized gardens.

DESCRIPTION

Fair Green offers the opportunity to purchase a distinctive, well-proportioned semi detached 1930s family house situated in an elevated position on the outskirts of Wells-next-the-Sea. The property stands in good sized south facing gardens with extensive driveway parking to the front and elevated coastal views to the north from 3 of the bedrooms.

The house still retains some original period features such as an impressive glazed entrance door with a glazed arched surround, fireplaces, exposed pine floorboards, bay windows and picture rails. Additional more modern features include part UPVC double glazing and gas-fired central heating. The family sized ground floor accommodation briefly comprises entrance porch, hallway, cloakroom, kitchen/breakfast room, dining room, sitting room and a garden room which overlooks the rear gardens. Upstairs, the landing leads to 3 double bedrooms and a well appointed bathroom.

Attached to the main house is a 2 storey annexe extension with an open plan kitchen/dining/living room and a shower room to the ground floor with a double bedroom upstairs. The annexe has been a successful holiday let for the current owner but also lends itself to forming part of the main house with a connecting door already in place.

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.

MAIN HOUSE

ENTRANCE PORCH

Period glazed double doors with a glazed arched frame leads into an entrance porch with lighting, space for coats and shoes etc, quarry tiled floor. Partly glazed period timber door leading into:



HALLWAY

Staircase to the first floor landing with a deep understairs storage cupboard and a window to the side. Exposed pine floorboards, doors to kitchen/breakfast room, dining room and sitting room.

KITCHEN/BREAKFAST ROOM

4.95m x 3.85m (16' 3" x 12' 8") at widest points.

Fitted base cupboard incorporating a stainless steel sink unit with tiled splashbacks, further worktop with curtained off space under for a washing machine and fridge freezer, fitted display shelves. Cooker space with gas connection, pamment and quarry tiled floor, double aspect windows to the front and rear and a partly glazed timber door leading outside the rear garden. Doors to the garden room and cloakroom.

CLOAKROOM

Wall mounted wash basin with a tiled splashback, WC, white towel radiator and a window to the rear with obscured glass.

DINING ROOM

4.00m x 3.79m (13' 1" x 12' 5") at widest points.

A period open fireplace with tiled inserts and hearth and a hardwood surround, exposed pine floorboards, picture rail and a deep bay window to the front of the property.

SITTING ROOM

4.92m x 3.79m (16' 2" x 12' 5") at widest points.

Open fireplace with a period hardwood surround, television shelf to the side with log storage under. Exposed pine floorboards, picture rail, pine sliding patio doors to the garden room with windows to the sides.

GARDEN ROOM

3.20m x 2.85m (10' 6" x 9' 4") at widest points.

A light and airy garden room with windows to the side and rear overlooking the garden. Roof lantern, high level window to the side and French doors leading outside to the rear garden.

FIRST FLOOR LANDING

Period panelled balustrade, window to the side and doors to the 3 bedrooms and bathroom.

BEDROOM 1

4.00m x 3.44m (13' 1" x 11' 3") into wardrobe space.

Boarded up fireplace with built-in wardrobe cupboards to both sides, exposed pine floorboards, picture rail and a window overlooking the rear garden.



BEDROOM 2

3.99m x 3.79m (13' 1" x 12' 5") at widest points.

Fireplace with painted surround (not in use) with a built-in shelved cupboard to the side, exposed pine floorboards, picture rail and a deep bay window to the front with fine elevated views towards the sea.

BEDROOM 3

3.84m x 2.87m (12' 7" x 9' 5")

Built-in airing cupboard housing the gas-fired boiler, double aspect windows to the front and overlooking the rear garden. Connecting door to the annexe accommodation.

BATHROOM

A well appointed bathroom with a shower cubicle with a chrome mixer shower, roll top bath on ball and claw feet, pedestal wash basin and WC. Partly panelled walls, exposed pine floorboards, white towel radiator, loft hatch, obscured glass window to the side and a window to the front with a distant sea view.

ANNEXE

The annexe has its own separate entrance to the side of the property accessed through a small gravelled garden. Partly glazed timber door leading into:

OPEN PLAN KITCHEN/DINING/LIVING ROOM

3.93m x 3.74m (12' 11" x 12' 3")

Base cupboards with a laminate worktop incorporating a white ceramic sink, tiled splashbacks. Fitted display shelves, spaces for a cooker and fridge freezer. Staircase leading up to the first floor landing with a storage cupboard under, painted pine floorboards, faux fireplace housing an electric fire, room for a sofa and a small dining table and 2 chairs, window to the front. Door to the ground floor shower room.

GROUND FLOOR SHOWER ROOM

Shower cubicle with a chrome mixer shower, wash basin with tiled splashbacks, WC. Radiator, painted pine floorboards, extractor fan and a window to the rear with obscured glass.

FIRST FLOOR LANDING

Door to the annexe bedroom and a connecting door to the main house.

FIRST FLOOR BEDROOM

4.83m x 3.93m (15' 10" x 12' 11") at widest points.

Faux cast iron fireplace, painted pine floorboards, Velux window to the rear and a window to the front with elevated views towards the sea.



OUTSIDE

Fair Green stands in an elevated position set well back from the road behind a mature hedged boundary with a five bar gate opening onto a extensive gravelled driveway providing parking for several cars, boats, caravans etc. There are mature shrub boundaries with steps leading up to the main entrance doors.

A picket gate to the side leads to the annexe where there is a small private gravelled garden with space for a BBQ, table and chairs etc and access to the annexe entrance door at the side of the property.

The main gardens to the rear are south facing and comprise a concrete terrace opening out from the garden room French doors with a good sized lawn beyond interspersed by trees. There are mature hedged boundaries with a wild garden section to the rear with a garden pond. Timber shed and studio building.

DIRECTIONS

Leave Wells town centre on the A149, Warham Road, heading towards Cromer. You will see Fair Green approximately 150 yards before the Gallery Plus junction 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. Main House Council Tax Band C. The annexe is registered for Business Rates.

TENURE

This property is for sale Freehold.

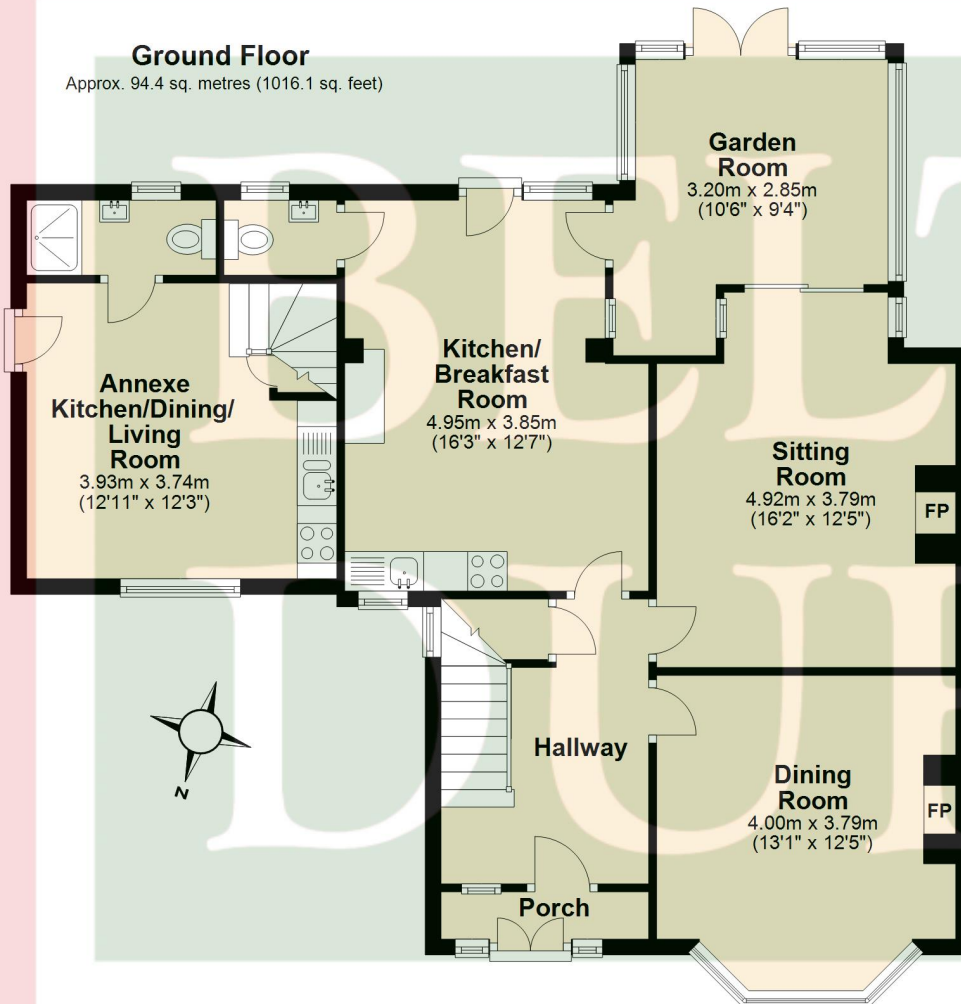
VIEWING

Strictly by appointment with the agent.



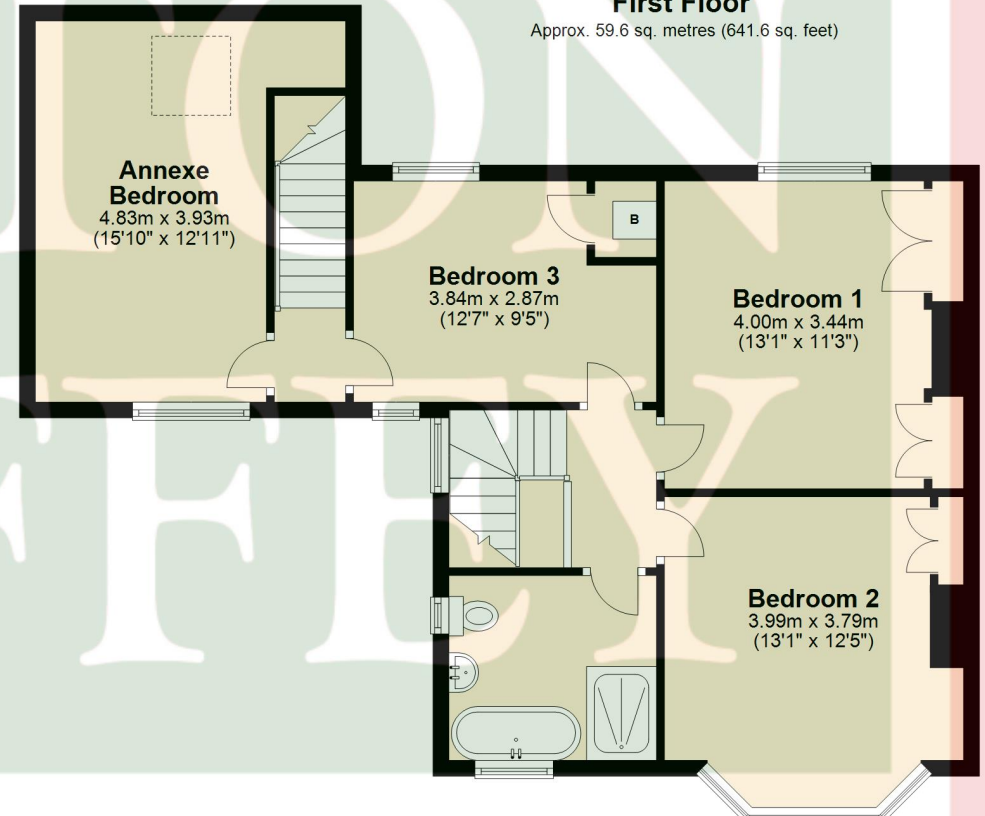
Ground Floor

Approx. 94.4 sq. metres (1016.1 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.6 sq. feet)



Total area: approx. 154.0 sq. metres (1657.7 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.

