



Alma Cottage, Wells-Next-the-Sea
Guide Price £275,000



Alma Cottage

East End, Wells-Next-the-Sea,
Norfolk, NR23 1LB



A charming quayside cottage of character and style offering well appointed accommodation and quiet traffic free setting

DESCRIPTION

Quietly situated just off the quay in the popular East End area of Wells-next-the-Sea this pretty little cottage of character has been lovingly renovated by the present owners and now offers well appointed accommodation of quality and style ideally suited for a vacation letting investment or as a personal holiday home.

On the ground floor there is a cosy sitting room with fireplace and cast iron wood burner, fitted kitchen with appliances and breakfast bar and staircase rising to the first floor. The main bedroom has fitted wardrobes and a 'plus one' dressing room/bedroom offering additional space and versatility together with a 'Jack & Jill' bathroom with dual access.

Alma Cottage sits on a green lane just off East Quay a stone's throw from the water and within easy walking distance of pubs, restaurants, shops and coffee shops while offering direct access to coastal attractions and walking pathways.

GROUND FLOOR

A half-glazed stable front door leads from the lane to the cosy sitting room with front aspect, brick fireplace housing a cast iron wood burner and storage cabinets and shelving to either side and exposed floorboards. An opening leads to the compact but well designed kitchen with shaker style units, wood block worksurfaces and breakfast bar, which also has fitted oven, hob and extractor.



what3words: lllslips.skate.hoping

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

FIRST FLOOR

A solid wood staircase leads to the first floor landing which gives access to the main bedroom, bedroom one, with front aspect and fitted wardrobes. Directly off bedroom one is the ante room/bedroom two which is ideal for families with younger children or could be used as a dressing room or home office for those only requiring one bedroom. The bathroom is 'Jack & Jill' and can be accessed from either the landing or the second bedroom.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Electric heating. EPC Rating Band TBC.

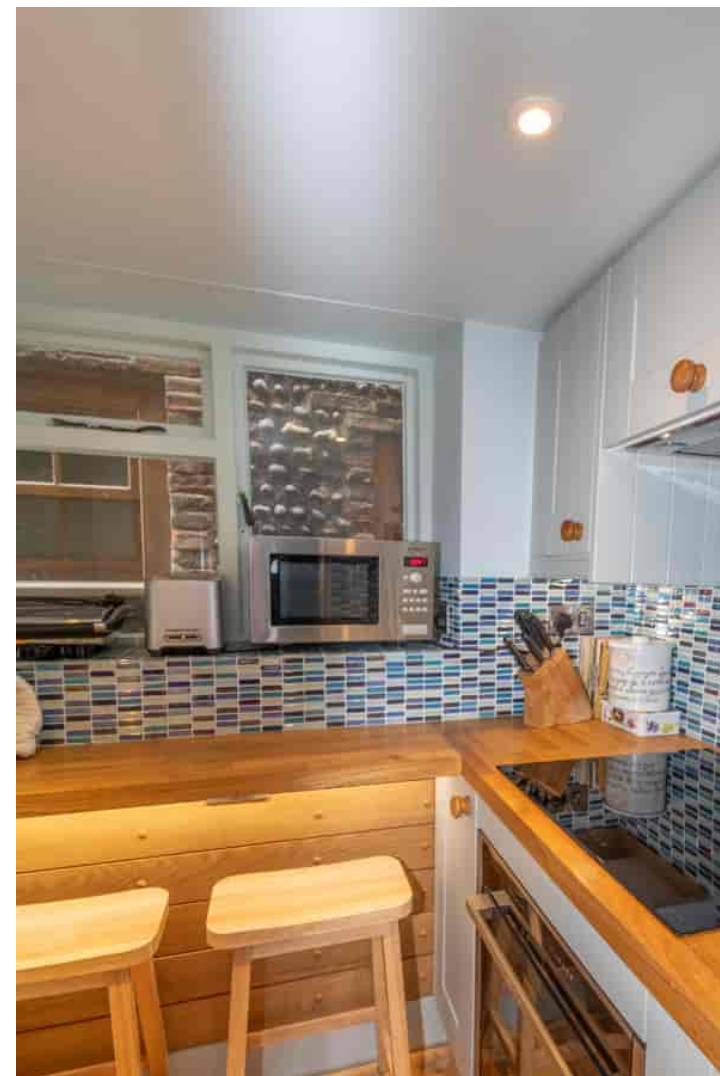
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band B.

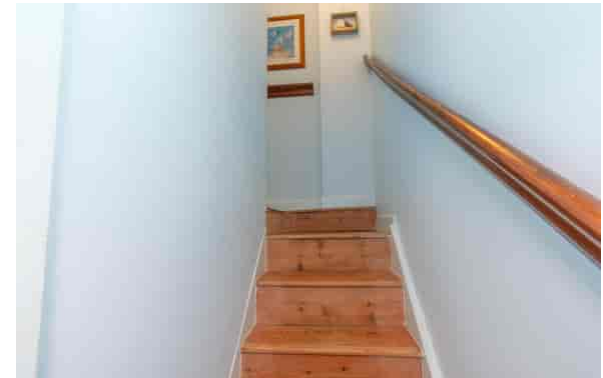
TENURE

This property is for sale Freehold.

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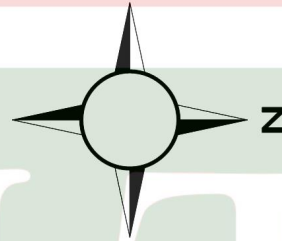
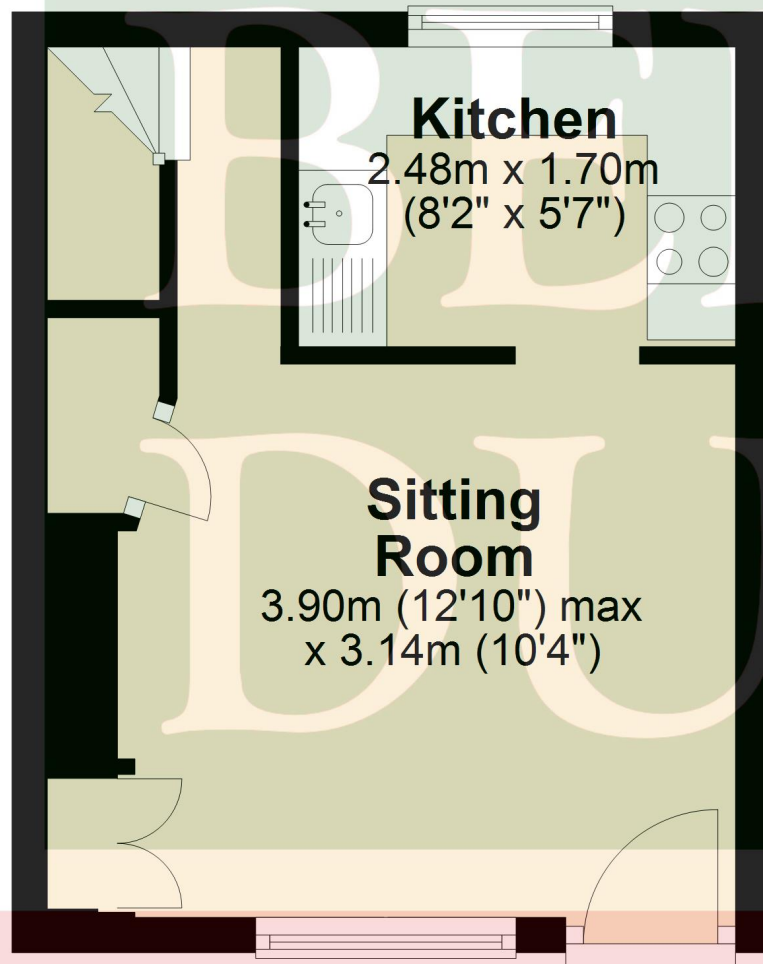
SITUATION

Wells-next-the-Sea has been a commercial and fishing port for nearly 600 years and still supports a thriving fishing fleet bringing in a catch of, predominantly, shellfish 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 extensive sandy beach is often ranked as one of the top 10 in the country by travel journals. Set against a backdrop of Corsican pinewoods, the stunning beach is home to the much publicised, iconic colourful beach huts, which are available to buy or can be rented 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 speciality food stores. For entertainment, the recently opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. 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 cottage hospital providing a range of accessible and integrated health and well-being services.

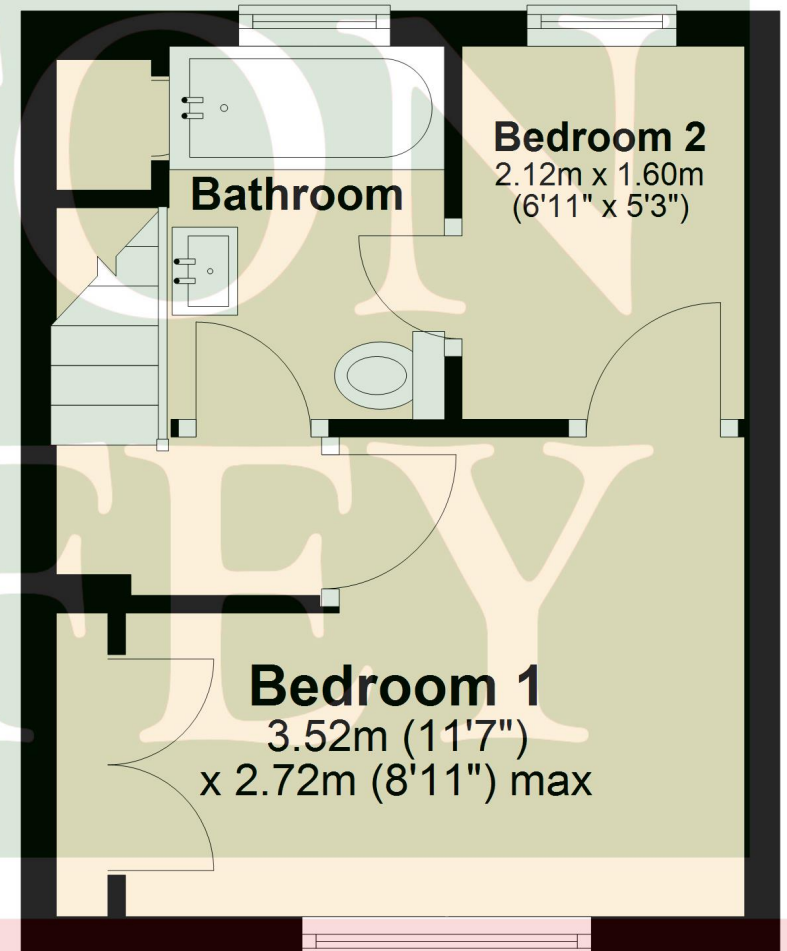
Ground Floor

Approx. 19.3 sq. metres (207.4 sq. feet)



First Floor

Approx. 19.3 sq. metres (207.4 sq. feet)



Total area: approx. 38.5 sq. metres (414.7 sq. feet)



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.

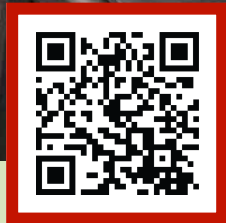




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