



**1 Mindhams Yard, Wells-next-the-Sea**  
**Guide Price £225,000**

**BELTON DUFFEY**





# 1 MINDHAMS YARD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1BL

A charming coastal bolthole situated just moments from the Quay in the ever popular seaside town of Wells-next-the-Sea. No chain.

## DESCRIPTION

1 Mindhams Yard is a rare opportunity to purchase a compact period terrace cottage situated on a tucked away yard close to the centre of the seaside town at Wells-next-the-Sea.

The property would now benefit from a programme of refurbishment with accommodation comprising a sitting/dining room, kitchen and a landing upstairs leading to a double bedroom and bathroom. Further benefits include an open fireplace in the sitting room, latch internal doors and a small walled courtyard to the rear.

1 Mindhams Yard is being offered for sale with no onward chain and, with the Quay and the town's shopping centre being just a short walk away, this is an ideal property for those buyers looking for a compact character permanent residence close to amenities or a second home with holiday lettings potential.

## 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.

## SITTING/DINING ROOM

5.00m x 3.30m (16' 5" x 10' 10")

A glazed timber door leads directly off Mindhams Yard into the sitting/dining room with a stone open fireplace with a stone hearth, electric radiator. Display recesses, exposed ceiling beams, storage cupboard, staircase leading up to the first floor landing, vinyl flooring. Window to the front and a door leading into:





## **KITCHEN**

2.86m x 2.42m (9' 5" x 7' 11")

Range of base and wall units with laminate worktops incorporating a resin one and a half bowl sink, tiled splashbacks. Integrated oven and ceramic hob, space and plumbing for a dishwasher or washing machine, fridge freezer space. Vinyl flooring, window and a door leading outside to the rear courtyard.

## **FIRST FLOOR LANDING**

1.88m x 1.45m (6' 2" x 4' 9")

Built-in storage cupboard, vinyl flooring and doors to the bedroom and bathroom.

## **BEDROOM**

3.31m x 3.13m (10' 10" x 10' 3")

Double bedroom with a built-in storage cupboard, fitted worktops, exposed ceiling beams, electric radiator and a window to the front.

## **BATHROOM**

1.95m x 1.63m (6' 5" x 5' 4")

A white suite comprising a panelled bath and a vanity storage unit incorporating a wash basin and concealed cistern WC. Airing cupboard housing the hot water cylinder, vinyl flooring, tiled splashbacks, electric radiator and a window to the rear.

## **OUTSIDE**

To the rear of 1 Mindhams Yard, there is a small walled yard accessed either through the property or via a pedestrian right of way through an archway leading off Freeman Street. Please note that as is common with period terrace properties in the town, the neighbouring properties have a pedestrian right of way over the yard.

## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, turn right down Staithe Street and continue to the end. At the T-junction, turn left, and continue past the Quay, and further along to Freeman Street. Continue along Freeman Street where you will see Glebe Road on your left. Carry on and Mindhams Yard is the third small turning left before Dogger Lane where you will see number 1 a little way up on the left-hand side.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Electric radiator central heating. EPC Rating Band F.

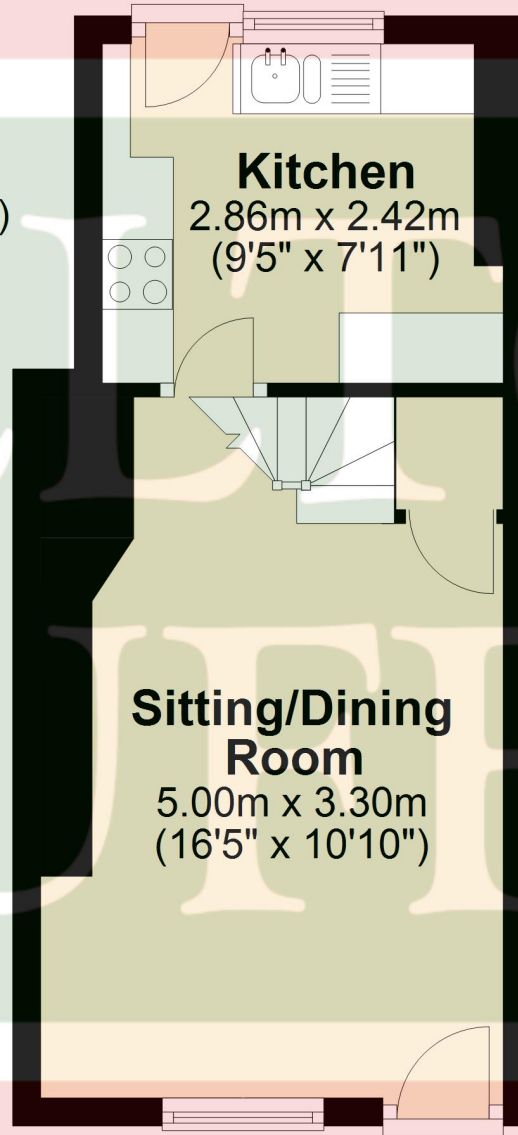
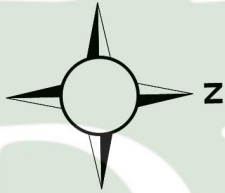
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band A.

## **TENURE**

This property is for sale Freehold.

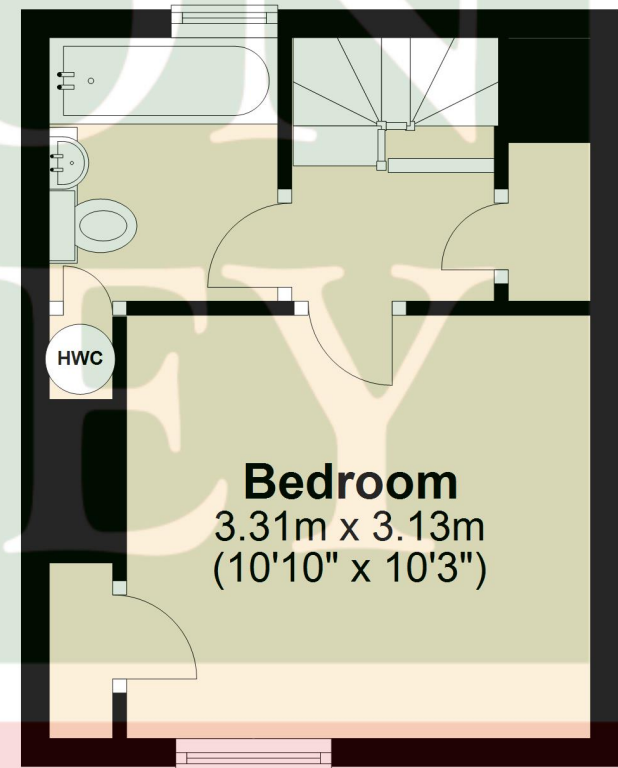
## Ground Floor

Approx. 23.7 sq. metres (255.2 sq. feet)



## First Floor

Approx. 19.4 sq. metres (209.1 sq. feet)



Total area: approx. 43.1 sq. metres (464.3 sq. feet)



## VIEWING

Strictly by appointment with the agent.





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