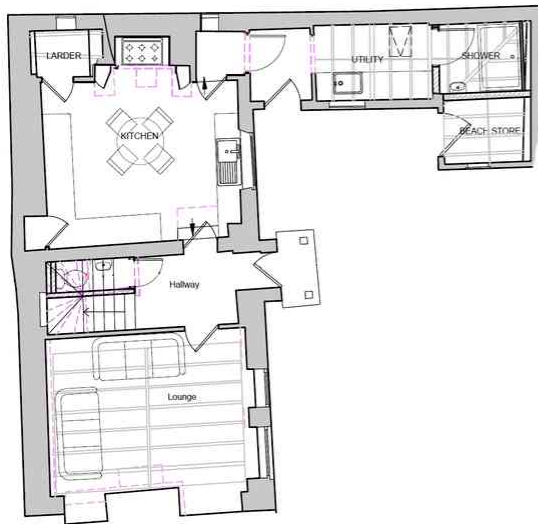




**19 The Glebe, Wells-next-the-Sea**  
**Offers in Excess of £250,000**

**BELTON DUFFEY**

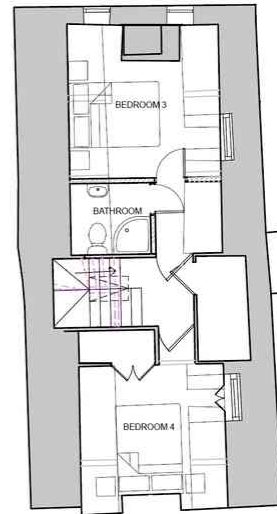




Ground Floor Plan



First Floor Plan



Second Floor Plan

## Plans as Proposed



## **19 THE GLEBE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1AZ**

Requiring complete renovation, a 3 storey Grade II Listed house with parking and garden situated just a stone's throw from the Quay with sea views.

### **DESCRIPTION**

19 The Glebe is a rare and exciting opportunity to purchase a Grade II Listed house, retaining many original features but requiring a complete programme of refurbishment and situated right in the heart of Wells-next-the-Sea with views over the Quay towards the sea from the upstairs rooms. The accommodation comprises a kitchen/dining room and sitting room to the ground floor with 2 double bedrooms and a bathroom upstairs. On the second floor an open plan attic room with exposed roof beams and dormer windows overlooking the Quay currently has planning to provide 2 further bedrooms and a bathroom but perhaps also lends itself to the creation of a large principal bedroom suite (subject to the necessary permissions).

Outside, there is a front garden requiring cultivation with gated access allowing for off street parking and a useful outbuilding store and WC with consent to be incorporated into the main house.

19 The Glebe is being offered for sale with no onward chain.

### **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**

Entrance portico, multi-paned front door, storage recess with consent for conversion into cloakroom, staircase to first floor, openings to;

### **KITCHEN/DINING ROOM**

4.47m x 4.27m (14' 8" x 14' 0")

Multi-paned window to front, twin windows to side, feature brick fireplace. Current plans permit access to the external store room via the outside WC and conversion of the store to provide a utility room and shower room.







## **SITTING ROOM**

4.28m x 4.09m (14' 1" x 13' 5")

A spacious and characterful room with twin multi-paned windows to front, feature exposed beams and timbers, brick fireplace.

## **LANDING**

Staircase to second floor, doors to;

## **BEDROOM ONE**

4.84m x 4.18m (15' 11" x 13' 9")

A good sized double bedroom having twin multi-paned windows to front, exposed beams and timbers, brick fireplace.

## **BEDROOM TWO**

4.38m x 3.90m (14' 4" x 12' 10")

Multi-paned window to front, exposed brick and cast iron fireplace.

## **BATHROOM**

Window to front.

## **SECOND FLOOR**

9.86m x 3.21m (32' 4" x 10' 6")

Formerly a landing area and 2 bedrooms, now stripped out for division according to the current consent to provide 2 double bedrooms and a family bathroom. Twin multi-paned windows to front with distant sea views, twin windows to side, exposed brick chimney breasts.

## **OUTSIDE**

The front garden requires cultivation with gated access allowing for off street parking and a useful outbuilding store and WC with consent to be incorporated into the main house.

## **OUTSIDE WC**

Currently an outside WC but shown in drawings as lobby access to utility and shower room from kitchen/dining room. Door to front garden.

## **STORE**

A useful store room, but shown in existing drawings for conversion as utility room, shower room and store room accessed via kitchen/dining room.

## Ground Floor

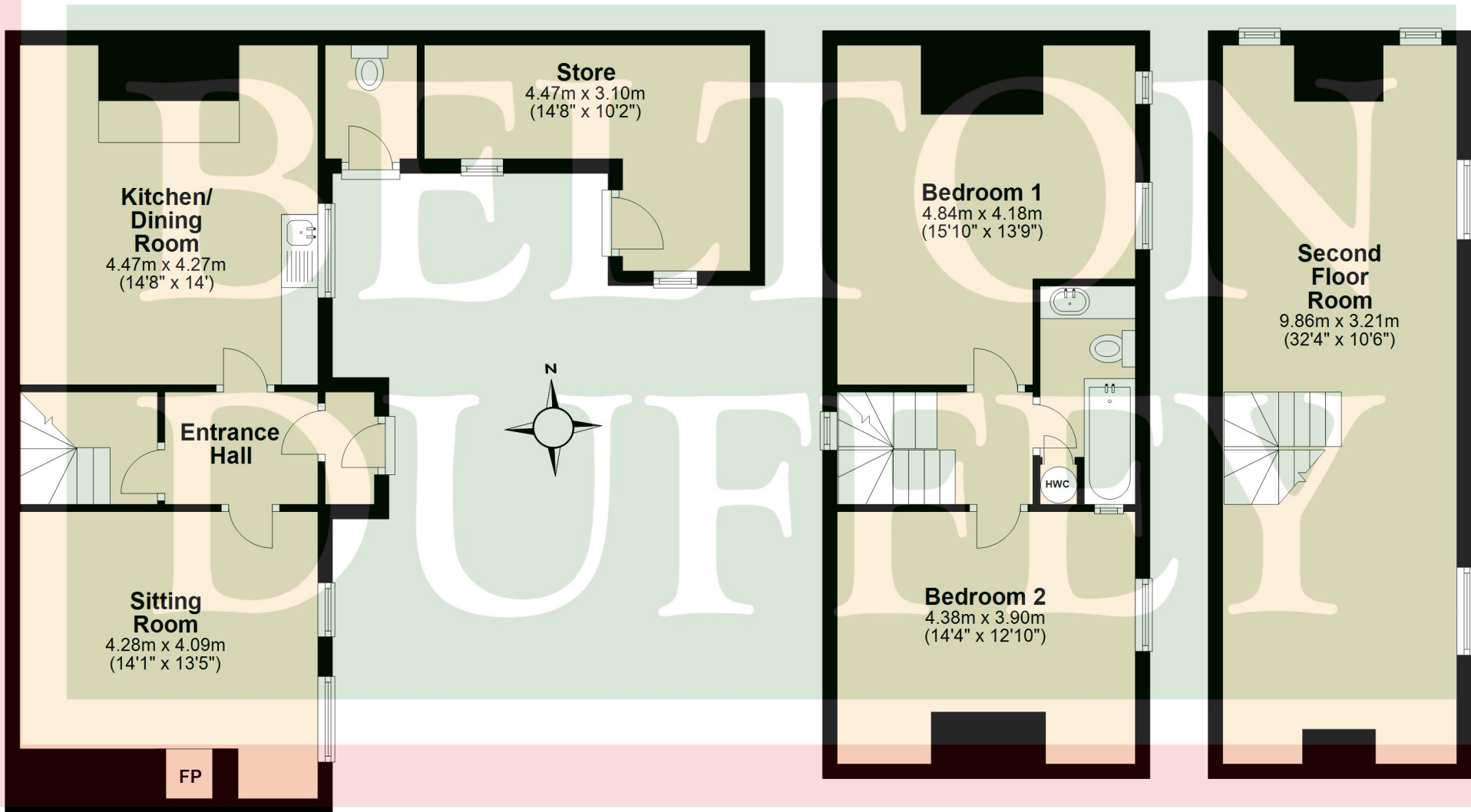
Approx. 50.8 sq. metres (547.3 sq. feet)

## First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)

## Second Floor

Approx. 31.7 sq. metres (340.9 sq. feet)



Total area: approx. 120.6 sq. metres (1297.7 sq. feet)



## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, proceed northwards on Staithe Street until you reach the Quay, turn left, keeping the sea to your right and The Glebe is the first left-hand turning approximately 200 metres distance.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Please note that the property has no central heating. EPC Rating Band G.

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.





## 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)

**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.

