



**Grey Goose Cottage, Wells-next-the-Sea**  
£395,000



# Grey Goose Cottage

11a The Glebe, Wells-next-the-Sea,  
Norfolk, NR23 1AZ



*A charming cottage of character and style with attractive courtyard garden centrally located within a stones throw of the quay.*

## DESCRIPTION

This lovely cottage is presented for sale in first class order throughout and retains genuine character with many period details, yet offers contemporary living and an incredibly convenient location close to the quay, shopping and dining amenities and some of North Norfolk's finest walks. Grey Goose Cottage is currently operated as a successful holiday let but would equally suit as a personal holiday home or private residence.

The accommodation includes a bright and airy sitting room with brick fireplace and cast iron wood burner, inner hall, a beautifully re-fitted kitchen/dining room with access to the garden, principal bedroom with fireplace feature, second bedroom and well equipped bathroom. The property also benefits from gas to radiator central heating and ample storage.

Externally Grey Goose Cottage enjoys a private paved courtyard garden with sunny westerly aspect, ideal for just back from the beach sundowners.

## GROUND FLOOR

The sitting room has direct access from a twin light panelled door and has a multi paned sash window with front, easterly, aspect and a particular feature is the brick fireplace with wood burner and side cabinets with shelving over. The inner hallway leads to the beautifully re-fitted kitchen/dining room with fitted appliances and direct access to the courtyard garden.



***what3words: llspared.grad.master***

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

## **FIRST FLOOR**

Off the landing, the principal bedroom has a front aspect and has retained its original fireplace, not working and also has a large over-stairs storage/wardrobe cupboard. The second bedroom, to the rear, has a Velux window providing natural light and the bathroom in tasteful, neutral white, has a shower over the bath.

## **OUTSIDE**

To the rear is a private and secluded rear courtyard garden enjoying a sunny westerly aspect. The garden is mainly paved and has well stocked shrub borders. The owners of Grey Goose Cottage have pedestrian right of way across number 15 for garden access and dustbin collection etc.

## **SERVICES AND EPC RATING**

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band TBC.

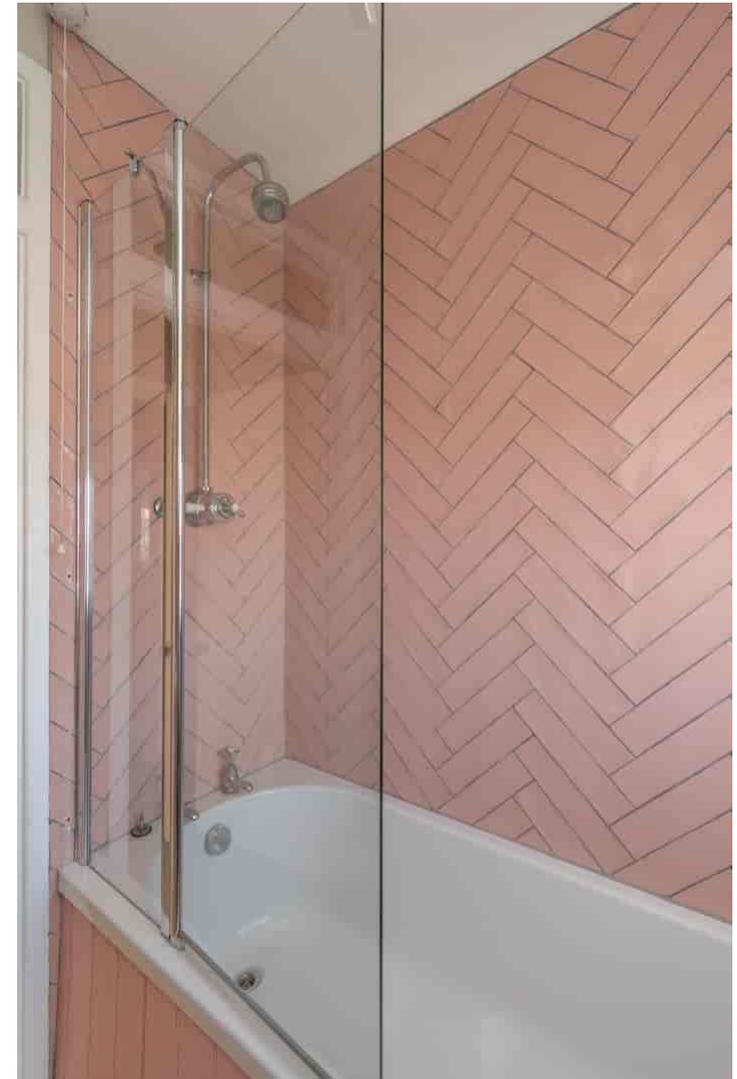
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN.  
Council Tax Band n/a (registered for Business Rates).

## **TENURE**

This property is for sale Freehold.

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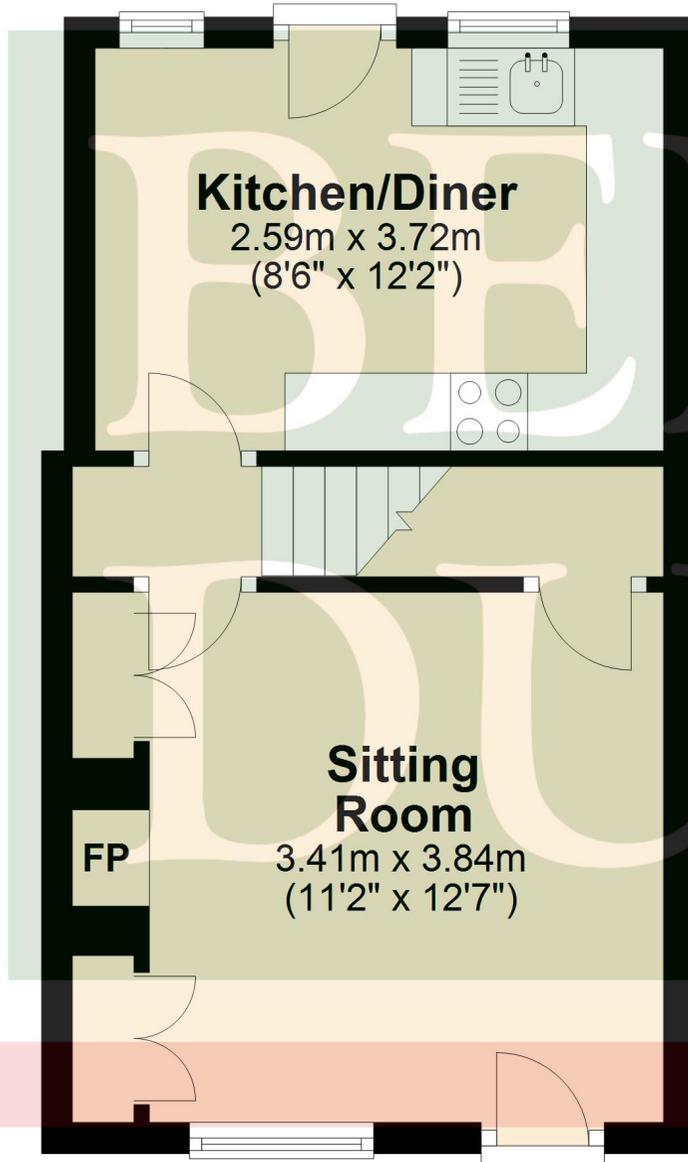
## SITUATION

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.

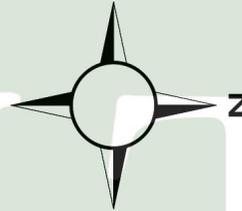
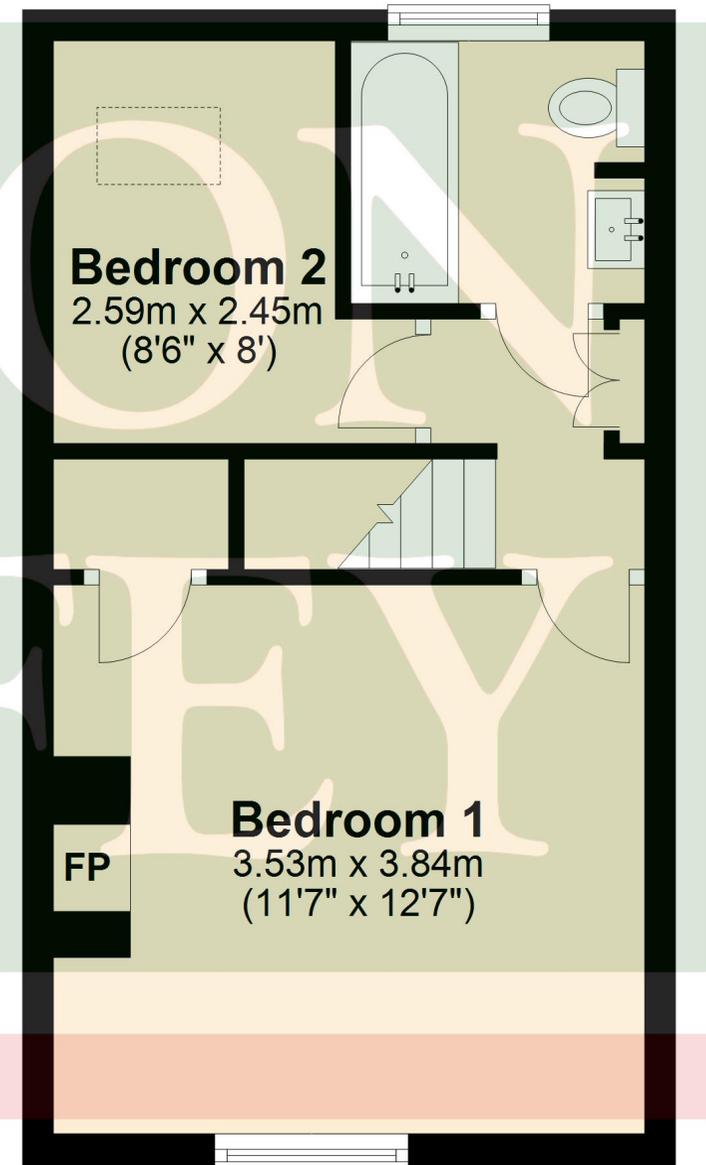
## Ground Floor

Approx. 26.1 sq. metres (281.4 sq. feet)



## First Floor

Approx. 27.0 sq. metres (290.6 sq. feet)



Total area: approx. 53.1 sq. metres (571.9 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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