



Beekeepers Cottage, Wells-next-the-Sea
Guide Price £385,000

BELTON DUFFEY



BEEKEEPERS COTTAGE, 6 MASSEYS YARD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1HX

HIDDEN GEM. Superb 1 bedroom end terrace cottage in a tucked away location with attractive gardens, outbuildings and parking. No chain.

DESCRIPTION

Beekeepers Cottage is a beautifully renovated end terrace period cottage and a real 'hidden gem' situated on a private yard of similar properties tucked away in a conservation area close to the Church and within walking distance of the town centre. The well proportioned light and airy accommodation retains a wealth of charm and a cosy cottage feel comprising an open plan kitchen/dining/living room downstairs and a landing leading to an en suite double bedroom upstairs. There is also the benefit of double glazed, hardwood sash windows, pamment tiled floor to the ground floor, stripped pine doors, gas-fired central heating and a wood burning stove.

Outside, there is a private parking space, an attractive courtyard garden immediately in front of the cottage and 2 further lawned and gravelled garden areas. An L-shaped outbuilding offers scope for conversion to a second en suite bedroom (subject to the necessary consents) with a further 2 outside stores, 1 with utility facilities.

Beekeepers Cottage is a much loved second home and successful holiday lettings business for the current owners and all furniture, fixtures and fittings are available by separate negotiation.

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.



OPEN PLAN KITCHEN/DINING/LIVING ROOM

4.85m x 4.11m (15' 11" x 13' 6") at widest points. A partly glazed hardwood stable door leads from the courtyard garden into the open plan kitchen/dining/living room with a pamment tiled floor. Comprising:

KITCHEN AREA - A range of shaker style base and wall units with oak block worktops incorporating a composite sink unit, metro tile splashbacks. Integrated oven and induction hob with a stainless steel extractor hood over.

DINING/LIVING SPACE - Cast iron fireplace housing a wood burning stove on a slate hearth, fitted pine cupboards to both sides with a TV shelf, radiator. Sash window overlooking the courtyard garden, understairs storage cupboard housing with Vaillant gas-fired boiler with space for a fridge freezer. Pine four panel door opening onto a winder staircase leading up to the first floor landing.

FIRST FLOOR LANDING

Storage cupboard with fitted shelving, electric radiator, loft hatch and a door leading into:

DOUBLE BEDROOM

3.77m x 2.94m (12' 4" x 9' 8") Shelved cupboard, sash window overlooking the courtyard garden, radiator, telephone point and a partly glazed pine door leading into:

BATHROOM

2.40m x 1.89m (7' 10" x 6' 2") at widest points. A white suite comprising an enamel bath with a chrome mixer shower over and glass shower screen, pedestal wash basin with a shaving light above, WC. Oak effect vinyl flooring, partly tiled walls, radiator, extractor, ceiling spotlights, porthole window to the landing and an obscured glass window to the rear.

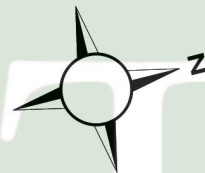
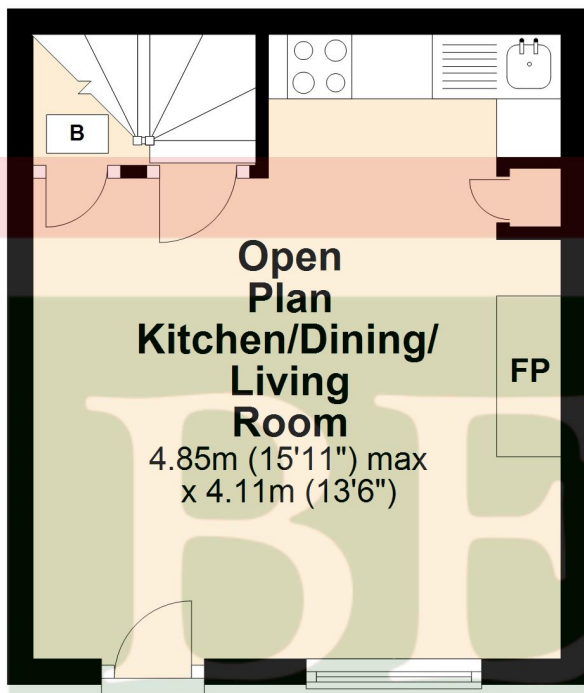
OUTSIDE

Beekeepers Cottage has vehicular access off Waveney Close leading onto a private gravelled parking area retained by railway sleepers with steps leading up to a lawned garden interspersed with mature trees with a brick and flint wall to the road. A pedestrian right of way leads to the rear of the property where there are also 2 useful outside stores. The attractive courtyard garden has high walled and fenced boundaries with a brick terrace, deep gravelled bed planted with box hedging and lavender, shrub bed, climbers and outside light.

A door leads from the courtyard to the outbuilding behind which there is a further gravelled garden area. There is also pedestrian access onto Church Street.

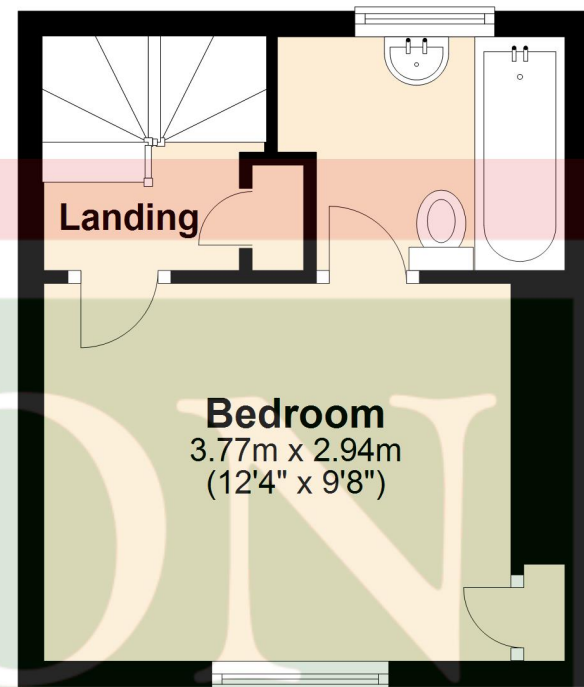
OUTBUILDING

3.92m x 2.99m (12' 10" x 9' 10") at widest points. L-shaped outbuilding which offers scope for conversion to an en suite bedroom (subject to the necessary consents). Accessed from the courtyard garden with a further door to the gravelled garden area to the rear, window to the front, shower cubicle, wash basin and WC.



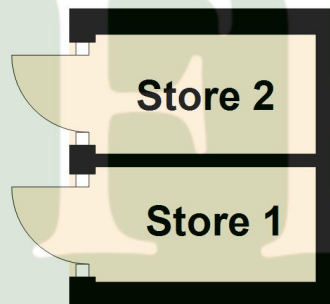
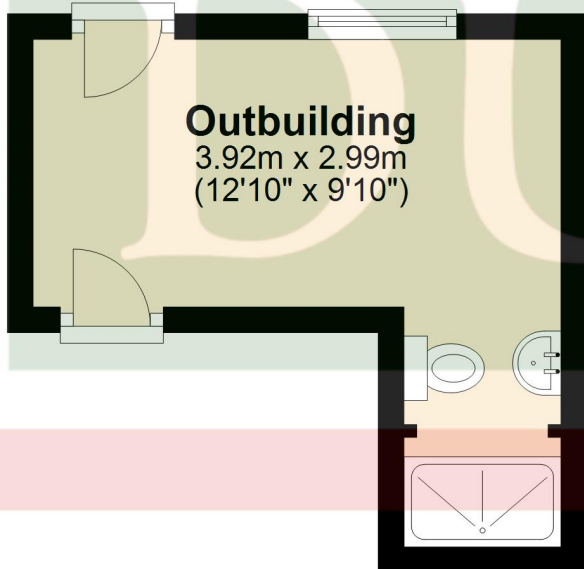
Ground Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



First Floor

Approx. 21.0 sq. metres (225.7 sq. feet)



Total area: approx. 54.0 sq. metres (581.6 sq. feet)

OUTSIDE STORES

STORE 1 - 1.72m x 0.90m (5' 8" x 2' 1") Space and plumbing for a washing machine, electric heater and water tap.

STORE 2 - 1.72m x 0.93m (5' 8" x 3' 1")

DIRECTIONS

On foot from Belton Duffey's Wells-next-the-Sea office turn left into Staithe Street. At the end, turn left into Station Road then right down High Street. At the bottom turn right into Burnt Street. Take the first left into Market Lane then the first left into Waveney Close. Take the second left and follow the road to the end where the parking space for the property can be found further up on the left-hand side.

OTHER INFORMATION

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

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.

VIEWING

Strictly by appointment with the agent.





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