



**Meadside, Wells-next-the-Sea**  
**Guide Price £685,000**

**BELTON DUFFEY**





# MEADOWSIDE, TWO FURLONG HILL, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1HQ

An exciting opportunity to purchase a detached family house standing in good sized gardens with potential to extend and improve. No onward chain.

## DESCRIPTION

Offered for sale with no onward chain, Meadowside is a detached family house situated in an elevated position on the outskirts of the seaside town of Wells-next-the-Sea with paddock views to the front. The property offers the buyer an exciting opportunity to improve and modernise the accommodation with potential to extend, subject to the necessary permissions.

The existing ground floor accommodation comprises a spacious entrance hall, kitchen with a separate utility, dining room, sitting room, rear lobby and a shower room. Upstairs, the principal bedroom has an en suite bathroom and there are 2 further bedrooms, 1 with a cloakroom, and a family shower room. Further benefits include UPVC double glazed windows and doors, gas-fired central heating and fireplaces in the sitting room and dining room.

Outside, Meadowside has an extensive gravelled driveway with an attached garage and a good sized south facing garden.

## 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.

## ENTRANCE HALL

A partly glazed composite door with glazed panels to the sides and a storm porch over leads from the front of the property into the spacious entrance hall with room for freestanding furniture. Staircase leading up to the first floor landing with a deep understairs storage cupboard, radiator and doors to the principal ground floor rooms.







## **KITCHEN/BREAKFAST ROOM**

4.00m x 2.74m (13' 1" x 9' 0")

A range of pine base and wall units with laminate worktops incorporating a resin one and a half bowl sink unit, tiled splashbacks. Integrated appliances including a double oven, gas hob and dishwasher. Tiled floor, radiator, window overlooking the rear garden and a partly glazed timber door to the rear lobby.

## **DINING ROOM**

3.80m x 3.80m (12' 6" x 12' 6")

A double aspect dining room with windows overlooking the gardens to the rear and side, red brick fireplace housing a gas fire on a quarry tiled hearth, radiator.

## **SITTING ROOM**

5.52m x 3.69m (18' 1" x 12' 1")

Another double aspect reception room with a deep bay window to the front and UPVC French doors leading outside to the side garden. Red brick open fireplace with a tiled hearth, radiator.

## **REAR LOBBY**

1.90m x 0.91m (6' 3" x 3' 0")

Partly glazed UPVC door leading outside to the rear garden, tiled floor and doors to the kitchen/breakfast room, utility and shower room.

## **UTILITY ROOM**

2.66m x 1.64m (8' 9" x 5' 5")

Pine base and wall cupboards with laminate worktops, gas-fired boiler, space and plumbing for a washing machine. Tiled floor, window to the side with obscured glass and a connecting door to the garage.

## **GROUND FLOOR SHOWER ROOM**

1.83m x 1.62m (6' 0" x 5' 4")

A suite comprising a shower cubicle with a brass mixer shower, corner wash basin and WC. Tiled floor and walls, radiator, extractor fan and a window to the side with obscured glass.

## **FIRST FLOOR LANDING**

Window to the side on the half landing, shelved airing cupboard with a radiator. Loft hatch and doors to the 3 bedrooms and shower room.

## **BEDROOM 1**

3.81m x 3.81m (12' 6" x 12' 6")

Double aspect windows to the rear and side, fitted wardrobe cupboard, radiator and a door leading into:







## **EN SUITE SHOWER ROOM**

2.81m x 1.70m (9' 3" x 5' 7")

A white suite comprising a panelled bath with a shower mixer tap and shower curtain over, pedestal wash basin and WC. Radiator, vinyl flooring, tiled walls, extractor fan and recessed ceiling lights. Window to the rear with obscured glass.

## **BEDROOM 2**

4.33m x 3.69m (14' 2" x 12' 1")

Another double aspect bedroom with windows overlooking the garden and paddock land to the front. Radiator.

## **BEDROOM 3**

3.48m x 2.59m (11' 5" x 8' 6")

Radiator, window to the front overlooking paddock land and a sliding door leading into:

## **EN SUITE WC**

1.20m x 1.16m (3' 11" x 3' 10")

Pedestal wash basin, WC, tiled splashbacks and extractor fan.

## **SHOWER ROOM**

2.77m x 1.02m (9' 1" x 3' 4")

A suite comprising a shower cubicle with a mixer shower, pedestal wash basin and WC. Vinyl flooring, tiled walls, radiator, extractor fan and a window to the side with obscured glass.

## **OUTSIDE**

Meadowside is set well back from the road behind a mature hedged boundary with a broad gravelled driveway providing parking for several cars and leading to the attached garage. The main garden is to the side and is south facing comprising a good sized lawn with mature hedged boundaries and lovely old holly tree to one corner.

A gravelled walkway leads to a brick weave terrace where there is a summer house and pergola and a tall picket gate leading to the rear of the property with concrete hardstanding and gravelled areas, timber shed and access to the rear lobby.

## **GARAGE**

4.85m x 2.74m (15' 11" x 9' 0")

Timber bi-fold doors to the front, timber window to the side, power and light and a connecting door to the utility room.







## **DIRECTIONS**

From Belton Duffey's office in Wells-next-the-Sea, turn left up Staithe Street and turn right at the T-junction into Station Road which becomes Mill Road. Continue to the end and turn left at the T-junction onto Two Furlong Hill where you will see the property approximately 100 yards further up on the left.

## **OTHER INFORMATION**

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

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

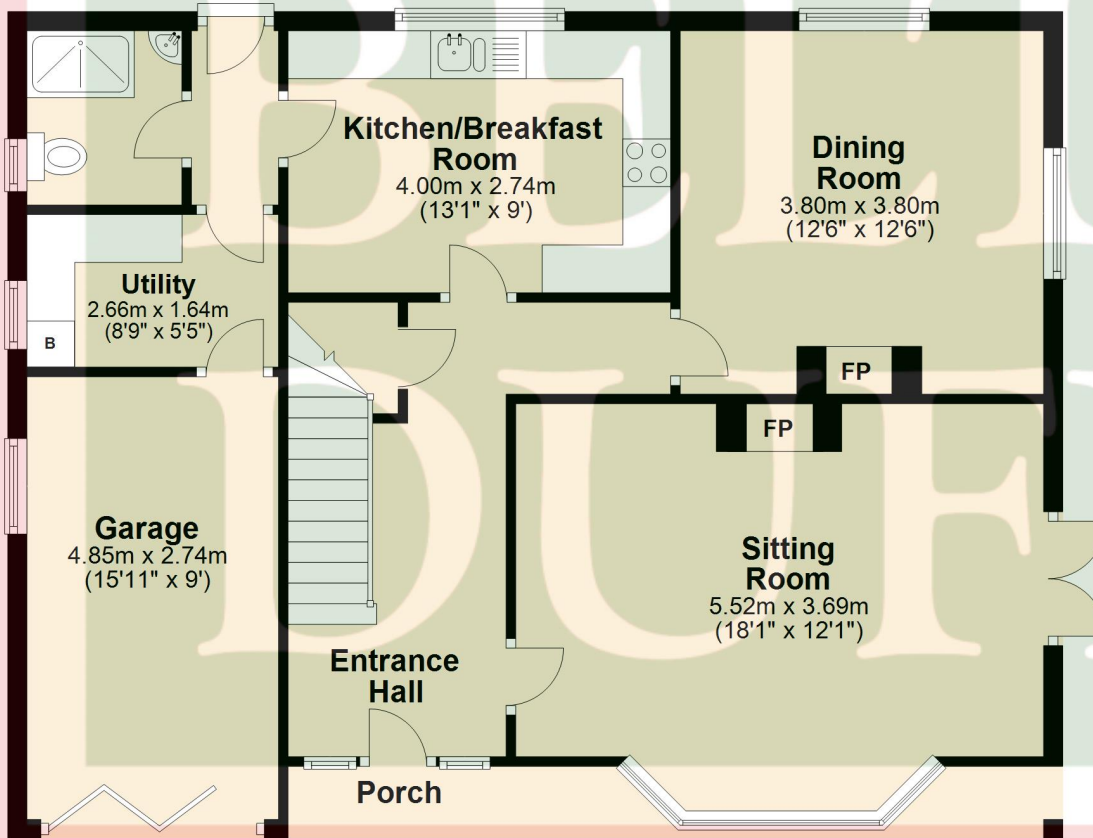
Strictly by appointment with the agent.





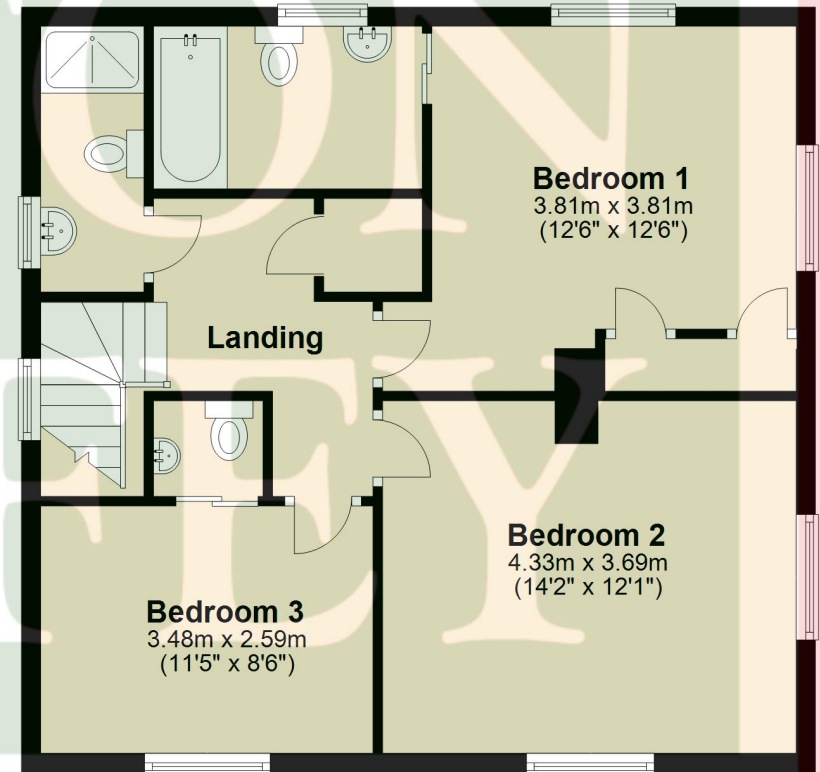
## Ground Floor

Approx. 86.6 sq. metres (932.3 sq. feet)



## First Floor

Approx. 59.9 sq. metres (644.4 sq. feet)



Total area: approx. 146.5 sq. metres (1576.6 sq. feet)



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