



4-6 Chapel Yard, Wells-next-the-Sea

Offers in Excess of £450,000

**BELTON
DUFFEY**

4-6 Chapel Yard

Wells-next-the-Sea,
Norfolk, NR23 1BJ



A spacious double fronted 2 bedroom period cottage with small courtyard, garage and a parking space, situated on a quiet yard close to centre of town. No chain.

DESCRIPTION

4–6 Chapel Yard is a charming mid terrace period cottage, constructed of limewashed brick beneath a pantiled roof. It forms part of a row of seven Grade II Listed cottages and is believed to date from the early 19th century. Tucked away in a quiet yard, the property nevertheless enjoys a highly convenient location just a short stroll from the Quay and the centre of the popular seaside town of Wells-next-the-Sea.

The spacious, extended ground floor accommodation comprises an entrance porch, a kitchen with a separate dining room, a cosy sitting room with a wood burning stove and a ground floor bathroom. Upstairs, the landing leads to two bedrooms and a WC. The property further benefits from gas-fired central heating, exposed brick and chalk walls and ceiling beams with sash windows to the front elevation.

Outside, the cottage has a paved frontage providing space for a bistro table and chairs, while to the rear there is a small, low-walled courtyard. Unusually for a property so close to the town centre, it also benefits from a garage and a parking space - both highly sought after in this location.

Offered for sale with no onward chain, 4–6 Chapel Yard is ideally suited as a characterful permanent residence close to amenities or as a second home with potential for holiday lettings. The town's shops and facilities are just a short walk away. Furniture, fixtures and fittings are available by separate negotiation.



what3words: ///sprayed.overtones.lavished

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

GROUND FLOOR

The cottage is approached from the front via an entrance porch where there is a bench seat and ample space for boot storage etc. A glazed door opens into the dining room with a feature fireplace, two built-in cupboards and doors leading to the kitchen, sitting room and rear lobby. The sitting room has an impressive exposed brick fireplace with a wood burning stove, as well as a staircase leading up to the first floor landing. The kitchen overlooks the rear courtyard and provides direct access outside, while the inner lobby offers space for coat hooks, an additional built-in cupboard and access to the ground floor bathroom.

FIRST FLOOR

The galleried landing leads to the two upstairs bedrooms and the cloakroom where the gas-fired boiler is located.

OUTSIDE

4-6 Chapel Yard is set back from the road behind paved frontage providing space for a bistro table and chairs and leading to the entrance porch. To the rear, there is a small, low walled courtyard with access leading behind the terrace to the property's own garage and a parking space. Please note that as is common with period terrace properties in the town, the neighbouring property has a pedestrian right of way over the courtyard.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band n/a (exempt as Grade II Listed).

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

TENURE

This property is for sale Freehold.

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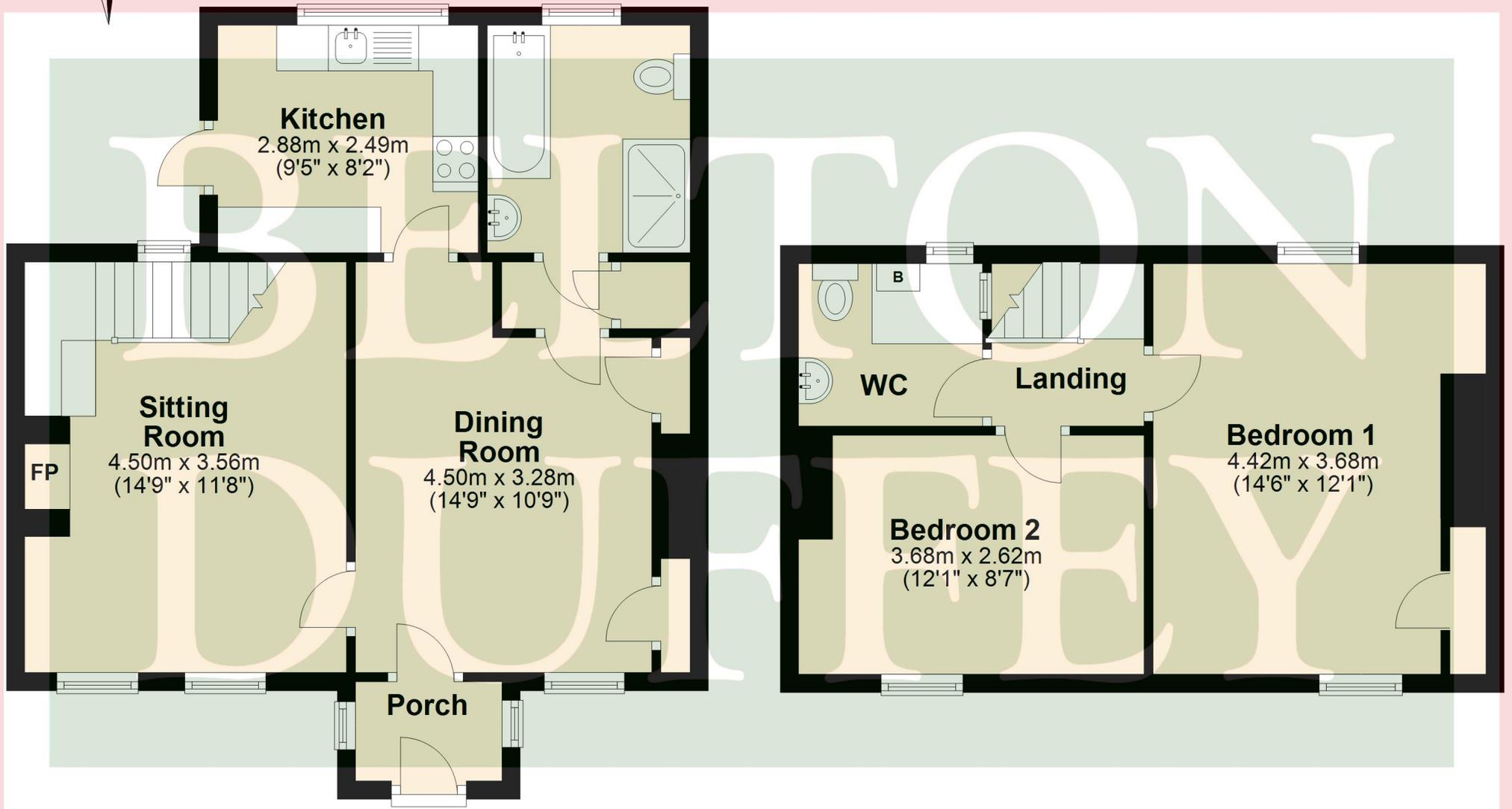
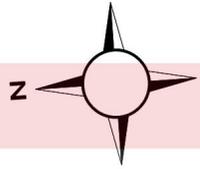




SITUATION

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. 48.6 sq. metres (523.2 sq. feet)

First Floor

Approx. 33.9 sq. metres (365.2 sq. feet)

Total area: approx. 82.5 sq. metres (888.4 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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