



The Cobblers, Wells-next-the-Sea
Guide Price £1,200,000

BELTON DUFFEY



THE COBBLERS, STANDARD ROAD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1JU

TWO PROPERTIES: a substantial 8 bedroom house with a detached 2 bedroom cottage, extensive parking and west facing gardens. No chain.

DESCRIPTION

The Cobblers and Cobblers Cottage is a rare opportunity to purchase a substantial detached family house together with a detached cottage situated in a prominent location right in the heart of Wells-next-the-Sea, just moments from the Quay. The properties stand in good sized gardens and grounds with extensive driveway parking.

The main house, The Cobblers, has stylishly presented 8 bedroom, 8 bathroom accommodation laid out over 3 storeys. The spacious entrance hall leads to a kitchen/breakfast room with a separate dining room, sitting room and garden room. Outside, the west facing garden comprises a paved terrace with a lawn beyond and a large timber workshop/store.

The cottage, Cobblers Cottage, has completely self-contained accommodation comprising a spacious entrance hall with doors to a kitchen/dining room and sitting room with a landing upstairs leading to 2 bedrooms and a bathroom.

Currently 2 successful holiday lets, The Cobblers and Cobblers Cottage also provide a bed and breakfast opportunity with separate owners accommodation. Alternatively, the properties would provide an ideal spacious family home close to the coast and amenities together with a detached annexe with useful income potential from holiday letting. The properties are being offered for sale with no onward chain and the 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.

THE COBBLERS:

ENTRANCE HALL

A glazed door with a storm porch over leads from the side of the property into the entrance hall with staircase leading up to the first floor and doors to the principal living spaces.



CLOAKROOM

Wash basin and WC.

KITCHEN/BREAKFAST ROOM

5.31m x 3.96m (17' 5" x 13' 0") A range of cream base and wall units with granite worktops and splashbacks incorporating a 2 bowl stainless steel sink unit. Integrated appliances including a double oven, ceramic hob with an extractor hood over, spaces and plumbing for a dishwasher, washing machine and American style fridge freezer. Built-in storage cupboard also housing the gas-fired boiler, window to the front and French doors leading outside to the rear garden.

DINING ROOM

4.33m x 4.09m (14' 2" x 13' 5") Large dining room with room for a substantial table and chairs, deep bay window to the front and a window to the side.

SITTING ROOM

4.34m x 4.12m (14' 3" x 13' 6") Open fireplace, deep bay window to the side and a glazed door leading into:

GARDEN ROOM

3.87m x 2.87m (12' 8" x 9' 5") Glazed timber construction with a polycarbonate roof, fitted bar unit and French doors leading outside to the rear garden.

BEDROOM 6

5.92m x 2.36m (19' 5" x 7' 9") at widest points. Double aspect windows overlooking the rear gardens and a door to:
EN SUITE SHOWER ROOM - suite comprising a shower cubicle, wash basin and WC.

BEDROOM 7

3.59m x 2.13m (11' 9" x 7' 0") at widest points. Separate access from the front of the property. Window to the front and a door to:
EN SUITE SHOWER ROOM - suite comprising a shower cubicle, vanity storage unit incorporating a wash basin and WC.

FIRST FLOOR LANDING

Staircase leading up to the second floor, built-in cupboard housing the hot water cylinder.

BEDROOM 1

4.33m x 4.09m (14' 2" x 13' 5") at widest points. Deep bay window to the front, window to the side and a door to:
EN SUITE SHOWER ROOM - suite comprising a shower cubicle, vanity storage unit incorporating a wash basin, WC.

BEDROOM 2

6.73m x 2.39m (22' 1" x 7' 10") at widest points. Window overlooking the rear garden and a door to:
EN SUITE SHOWER ROOM - suite comprising a shower cubicle, vanity storage unit incorporating a wash basin, WC.



BEDROOM 3

4.09m x 3.53m (13' 5" x 11' 7") at widest points. Window to the side and a door to:

EN SUITE SHOWER ROOM - suite comprising a shower cubicle, vanity storage unit incorporating a wash basin, WC.

BEDROOM 8

3.12m x 2.51m (10' 3" x 8' 3") Window to the side.

BATHROOM

Panelled bath with an electric shower over and glass shower screen, wash basin.

CLOAKROOM

WC.

SECOND FLOOR LANDING

Built-in eaves storage cupboards.

BEDROOM 4

4.93m x 3.13m (16' 2" x 10' 3") at widest points. Double aspect windows overlooking the rear garden and to the side. Door to:

EN SUITE SHOWER ROOM - suite comprising a shower cubicle, wash basin and WC.

BEDROOM 5

2.73m x 2.59m (8' 11" x 8' 6") at widest points. Window to the front and a door to:

EN SUITE SHOWER ROOM - suite comprising a shower cubicle, wash basin and WC.

OUTSIDE

Cobblers has a west facing rear garden comprising an extensive paved terrace opening out from the garden room with a lawn beyond. Paved walkways with well stocked plant beds and a large timber workshop/store.

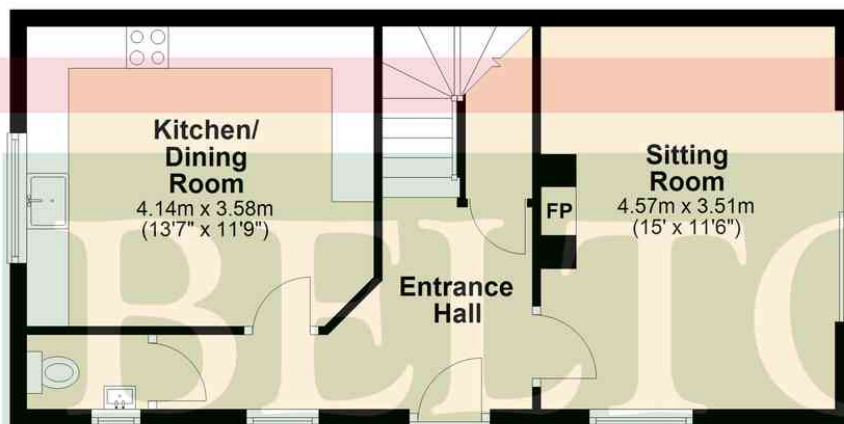
COBBLERS COTTAGE:

ENTRANCE HALL

A glazed door with a storm porch over leads from the side of the property into the entrance hall with staircase leading up to the first floor. Built-in storage cupboard.

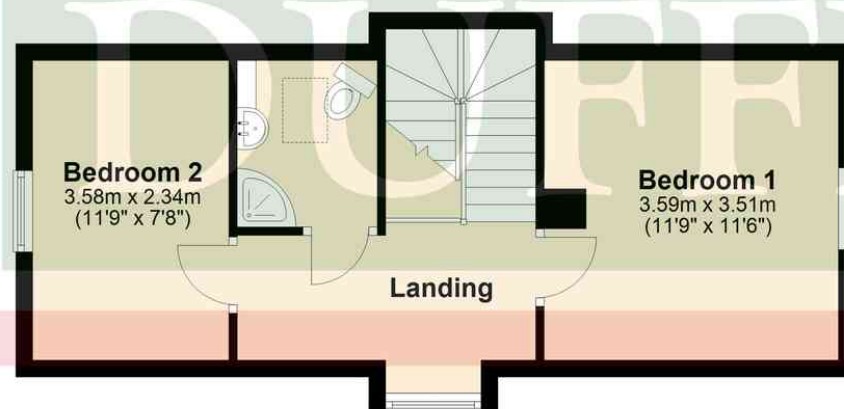
CLOAKROOM

Wash basin and WC.



Ground Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



KITCHEN/DINING ROOM

4.14m x 3.58m (13' 7" x 11' 9") A range of contemporary gloss grey base and wall units with oak block worktops incorporating a butler sink. Integrated appliances including an oven, gas hob with an extractor hood over, and dishwasher. Spaces and plumbing for a washing machine, tumble dryer and an American style fridge freezer. Window to the front.

SITTING ROOM

4.57m x 3.51m (15' 0" x 11' 6") Fireplace housing a gas fire with a back boiler providing central heating, window to the side and glazed sliding patio doors leading outside to the rear garden.

FIRST FLOOR LANDING

Spacious first floor landing with room for freestanding furniture.

BEDROOM 1

3.59m x 3.51m (11' 9" x 11' 6") Window overlooking the rear garden.

BEDROOM 2

3.58m x 2.34m (11' 9" x 7' 8") Window to the front.

SHOWER ROOM

A suite comprising a shower cubicle, vanity storage unit incorporating a wash basin, WC.

OUTSIDE

Cobblers Cottage has a west facing rear garden comprising an extensive decked terrace opening out from the sitting room with a lawn beyond. 2 feature trees, perimeter plant beds and a timber workshop/store.

DIRECTIONS

From Belton Duffey's office in Wells-next-the-Sea, turn left into Staithe Street. At the top of the street, turn left into Station Road. At the T-junction, turn left into Standard Road where the property can be found about 50 yards along on the left-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating. EPC Rating Bands: Main House - Band C, Cottage - Band C.

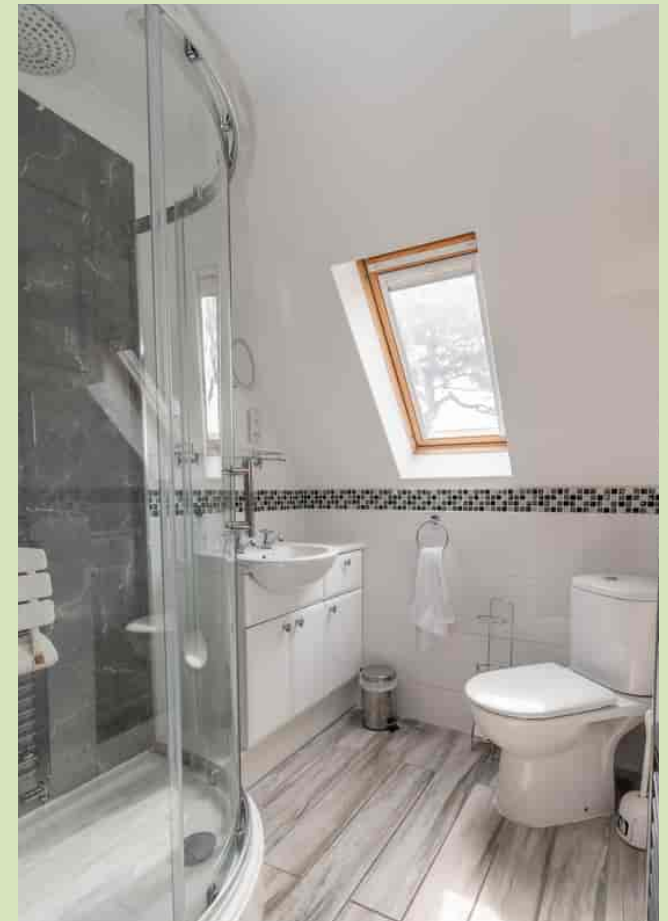
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Bands n/a (registered for Business Rates).

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.



Ground Floor

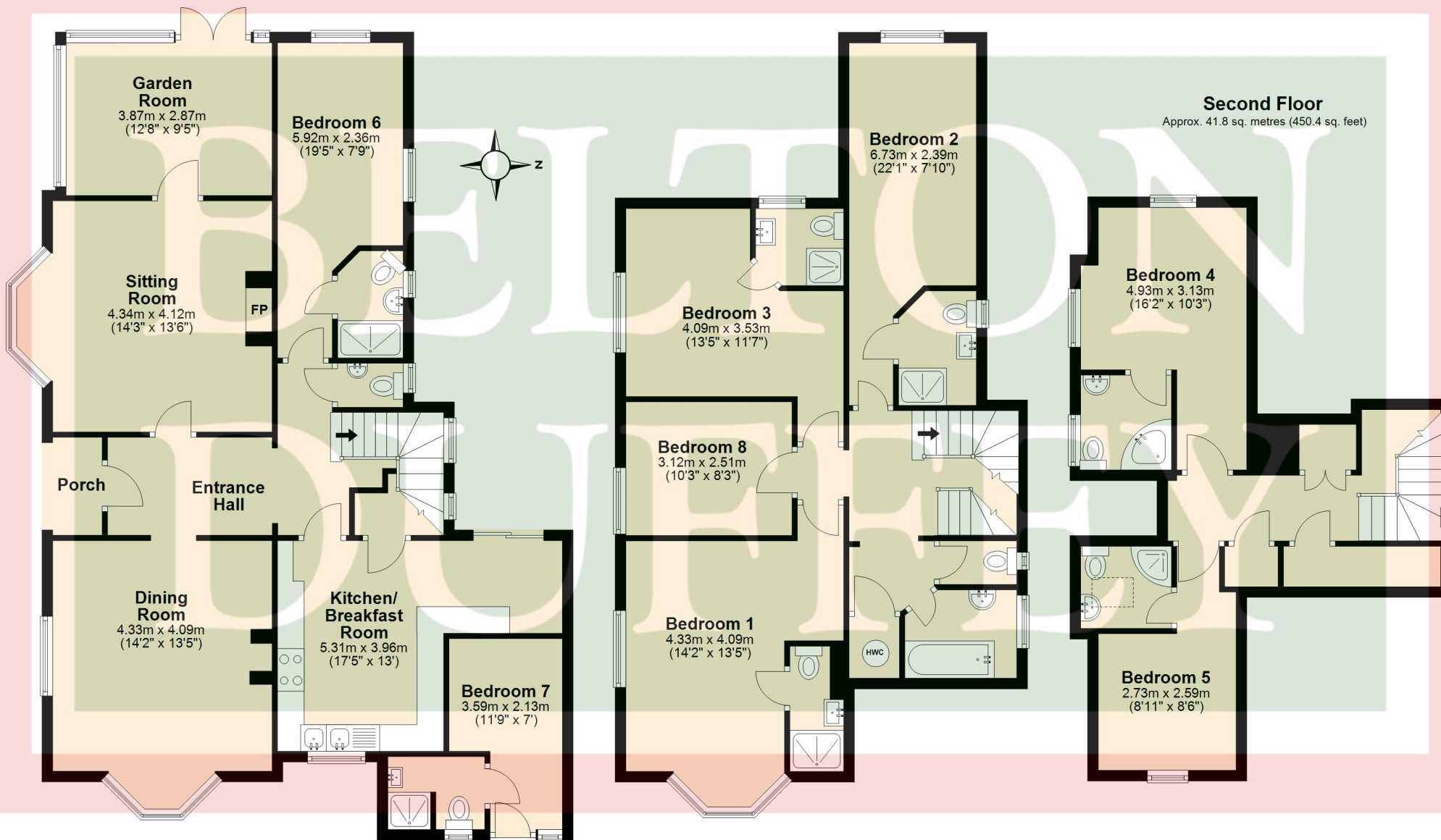
Approx. 117.0 sq. metres (1259.0 sq. feet)

First Floor

Approx. 76.7 sq. metres (825.8 sq. feet)

Second Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



Total area: approx. 235.5 sq. metres (2535.2 sq. feet)



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