



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

BELTON DUFFEY



KILCOROON, CHANCERY LANE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1ER

A unique detached residence requiring modernisation, just off The Buttlands, with spacious 4 storey accommodation, self contained annexe, outbuildings, gardens and parking.

DESCRIPTION

Situated in a Conservation Area in the heart of Wells-next-the-Sea, just off The Buttlands, yet in a secluded walled setting, this detached residence of quality and character (which is not Grade Listed) does require some refurbishment but offers a once in a lifetime opportunity to acquire a unique property together with self-contained annexe, outbuildings and mature gardens with southerly aspect.

The main house briefly comprises reception hall, sitting room, dining room, garden room, kitchen/breakfast room, cellar, ancillary rooms, 3 first floor bedrooms, 1 with en-suite, family bathroom, second floor bedroom 4 with en-suite and a study. The self-contained 2 bedroom annexe also has bathroom, cloakroom, sitting/dining room and kitchen/breakfast room and its own private walled garden. Outbuildings include a large garage, cart shed and 2 former stables, now used for storage but offering scope for conversion (subject to the necessary permissions). Mature gardens wrap around the property providing privacy and seclusion and there is an attractive courtyard between the main house and annexe.

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. 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.

MAIN HOUSE - KILCOROON

ENTRANCE HALL

5.87m x 2.67m (19' 3" x 8' 9") Ornate entrance portico with Doric columns and multi-pane front door leading into the generous reception hall with flagstone flooring, wide staircase to first floor, large storage cupboard, radiator, coved ceiling. Door to side hall with multi-pane panelled door to side, understairs storage cupboard, flagstone flooring.

SITTING ROOM

5.07m x 4.47m (16' 8" x 14' 8") A spacious and elegant dual aspect room, flooded with natural light having full height square bay to side with multi-pane windows and door to garden and window to front, feature polished marble fireplace with cast-iron insert and grate, radiator, four wall light points, coved ceiling.



DINING ROOM

4.13m x 4.03m (13' 7" x 13' 3") A spacious and versatile reception room with window to side, feature fireplace, radiator, coved ceiling, serving hatch to kitchen.

KITCHEN/BREAKFAST ROOM

4.37m x 4.32m (14' 4" x 14' 2") Window to side, range of floor and wall mounted storage units, worksurfaces incorporating sink unit, complimentary tiling, recess for range style cooker, extractor, space and plumbing for dishwasher, tiled flooring, radiator, door to cellar.

INNER LOBBY

Window to rear, floor standing gas-fired boiler, tile effect floor covering.

WALK-IN PANTRY

2.67m x 2.61m (8' 9" x 8' 7") A fully shelved walk-in pantry with window to rear and pamment floor tiling, plumbing for washing machine.

GARDEN ROOM

3.71m x 3.00m (12' 2" x 9' 10") Doors to side and rear, window to side, mono pitched roof, quarry tiled flooring.

CLOAKROOM

Window to rear, WC, wall mounted wash basin with tiled splashback, quarry tiled flooring.

CELLAR

3.46m x 3.34m (11' 4" x 10' 11") A reasonably dry cellar with adequate headroom, pamment floor tiling, storage recesses, power and light connected.

FIRST FLOOR LANDING

Window to side, door to staircase to second floor, built-in storage cupboard and doors to the 3 first floor bedrooms and bathroom.

PRINCIPAL BEDROOM SUITE

HALLWAY - Large airing cupboard housing the hot water cylinder, doors to:

BEDROOM - 4.50m x 3.11m (14' 9" x 10' 2") Window to side, built-in cupboards, wash basin with tiled splashback, concealed fireplace, radiator, picture rail.

EN SUITE BATHROOM - Window to rear, suite comprising shower cubicle, panelled bath and pedestal wash basin, extensive tiling, double built-in storage cupboards, radiator, dado rail, picture rail.

WC - Window to rear, WC, radiator.

BEDROOM 2

4.67m x 4.28m (15' 4" x 14' 1") Window to side, concealed fireplace, built-in storage cupboard, pedestal wash basin with tiled splashback, radiator.

BEDROOM 3

4.28m x 4.01m (14' 1" x 13' 2") Window to side, concealed fireplace, pedestal wash basin with tiled splashback, double built-in wardrobe cupboard, radiator.



JACK AND JILL BATHROOM

Window to front, panelled shower bath, WC, radiator, small storage cupboard, ceiling recessed downlighters.

SECOND FLOOR LANDING

Skylight window, 2 eaves storage cupboards, doors to:

BEDROOM 4

BEDROOM 4 - 4.48m x 3.74m (14' 8" x 12' 3") at widest points. Window to side, large walk-in wardrobe cupboard, radiator.

EN SUITE SHOWER ROOM - Skylight window to side, shower cubicle, vanity unit with inset wash basin, WC, extensive complimentary tiling, shelved storage recesses, electric heated towel rail, exposed beams.

STUDY

3.20m x 2.09m (10' 6" x 6' 10") Window to side, feature corner cast iron fireplace with ornate tiled surround, ceiling recessed downlighters.

OUTSIDE

Kilcoroon stands in red brick walled secluded and mature gardens with a mainly sunny southerly aspect. Mature trees and shrubs, large lawned area with deep, well stocked shrub borders, raised flagstone and brick terrace, timber and glazed summerhouse/shed, pedestrian access to garage, gate to courtyard area/former stables yard with double gated access to Chancery Lane and pedestrian access to outbuildings and annexe.

GARAGE

5.47m x 4.43m (17' 11" x 14' 6") A large single garage accessed off The Buttlands/Chancery Lane with folding timber and glazed doors, power and light connected, window to rear, pedestrian door to garden.

OUTBUILDING 1

4.33m x 3.61m (14' 2" x 11' 10") Former stable, now workshop/store with conversion potential (subject to the necessary consents), power and light connected, personal door to courtyard.

OUTBUILDING 2

4.33m x 2.42m (14' 2" x 7' 11") Ladder staircase to mezzanine/former hayloft, power and light connected, double doors to courtyard.

ANNEXE - THE OLD BUTTLANDS STORES

ANNEXE ENTRANCE HALL

Multi-pane door to Chancery Lane, pine wall panelling.

ANNEXE SITTING/DINING ROOM

5.84m x 4.24m (19' 2" x 13' 11") at widest points. A generous dual aspect living area with window overlooking Chancery Lane and double multi-pane doors with sidelights leading to walled garden area, polished marble fireplace with wooden surround housing gas living flame fire, laminate flooring, radiator, picture rail, panelled ceiling with recessed downlighters.



ANNEXE KITCHEN/BREAKFAST ROOM

5.90m x 4.46m (19' 4" x 14' 8") Window to rear, range of floor and wall mounted storage units, worksurfaces incorporating a sink unit, attractive complimentary tiling in contrasting ceramics, 4 ring hob with extractor over, fitted oven, fireplace recess housing a feature cast iron range, ceramic floor tiling, exposed ceiling beam, understairs utility recess with spaces and plumbing for white goods. Staircase to first floor.

ANNEXE CLOAKROOM

Window to front, WC, pedestal wash basin, radiator, ceramic tiled flooring, wall mounted gas-fired boiler.

ANNEXE FIRST FLOOR LANDING

Velux window to front, radiator.

ANNEXE BEDROOM 1

4.22m x 4.10m (13' 10" x 13' 5") at widest points. Window to front, Velux window to rear, radiator.

ANNEXE BEDROOM 2

4.22m x 2.96m (13' 10" x 9' 9") Window to side, Velux window to rear, range of fitted wardrobe cupboards, radiator.

ANNEXE BATHROOM

Velux window to rear, panelled shower bath, vanity unit with inset wash basin, WC with concealed cistern, attractive complimentary tiling, heated towel rail.

ANNEXE GARDEN

A secluded walled garden with gated access to Chancery Lane, flagstone and brick patio, lawned area, shrub borders, timber garden shed.

DIRECTIONS

On foot from Belton Duffey's Wells-next-the-Sea office, head north up Staithe Street and turn right onto Station Road. Take the next left onto The Buttlands and continue to the end. You will see Kilcoroon to the left of The Crown Hotel.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to both the main house and annexe. EPC Rating Bands: Main House - Band D, Annexe - Band E. North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Bands: Main House - Band F, Annexe - Band C.

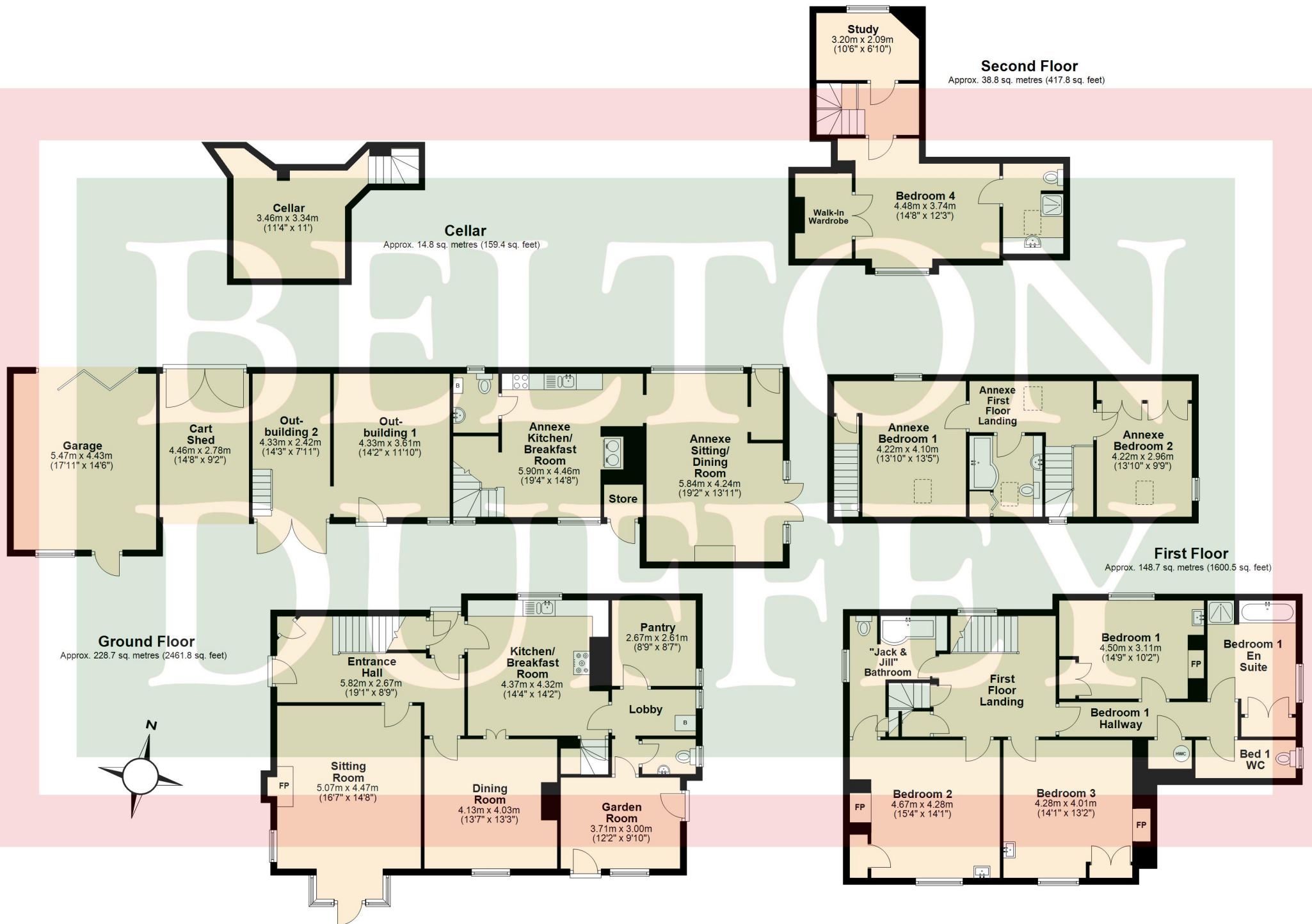
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 431.0 sq. metres (4639.5 sq. feet)



BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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.

