



78 Wells Road  
Stiffkey | Wells-next-the-Sea | Norfolk | NR23 1AJ

FINE & COUNTRY

# HOME ON THE COAST



*With a setting in the highly sought-after coastal village of Stiffkey, this wonderful end of terrace period cottage offers the most stunning view from the garden towards the river Stiffkey and, with the North Norfolk Coastal Path on the doorstep, some wonderful salt marsh walks along Greenway. The beautifully presented living space comprises two bedrooms (one with en suite), a dressing room, kitchen with adjoining dining room, and a sitting room and study. This traditional brick and flint property oozes charm and has a good-sized south facing garden. Early viewing is highly advised.*











- Stunning setting for this beautifully presented North Norfolk Cottage
- Lovingly restored and significantly improved by the current sellers
- Brick and Flint terraced Cottage
- Sitting Room, Home Office and Utility, Separate Dining Room
- Bespoke Fitted Kitchen
- Two Bedrooms (master with dressing room and En-Suite) Bathroom
- Enclosed front Garden and shared communal rear Garden
- Total Accommodation extends to 755sq.ft
- Energy Rating E

#### Charm and Functionality

"I had been looking for a holiday property in North Norfolk and when I first saw 'Nellies' Cottage, I was immediately captivated by its charm and location," the present owners said. "With a corner plot and a lovely well stocked garden, the cottage struck me as a perfect place to live. It is three hundred metres from the coastal path and the saltmarsh, two hundred metres from the Red Lion pub and four hundred metres from the post office and local shop. And conveniently right next to it is the bus stop and post box."

In the fifteen years the current owners have lived in the property, it has been a labour of love. "Inside it is a cosy cottage with all the features you would expect. Over the years we have made great efforts to improve it by using the best joinery and workmanship that we could find in the area. And made sure that we've kept the traditional feel to the cottage. The double hung sliding sash windows have all been replaced with handmade hardwood double glazed copies. The kitchen has been replaced with a bespoke handmade one with modern features, compact and efficient. The bedroom wardrobes have been specially made, and so the story continues throughout the house." This attention to detail is obvious on entering the cottage as the rooms throughout are beautifully presented. We have gone to the greatest lengths to ensure that the designs are traditional but, at the same time, also space saving. The cottage is designed to be like a Swiss Army knife. Everything fits together smoothly with great functionality and design."

The owners extended the property two years ago. "We made it more user-friendly, and it now has a study, utility, dressing room (with ample storage) there is extra loft storage space above the en-suite with bi-folding doors. The landing houses a gentleman's wardrobe, designed by the current owners to allow further storage. The front elevation was also rebuilt and the roof re-laid. It is now a comfortable end cottage with many amenities and so much charm, ready and waiting for the next owner to step in."

The rooms all have had space-saving improvements to them, the sitting room being a prime example. "Here there is an apparent Welsh dresser which is in reality a drinks cupboard, and the adjacent cabinet that faces the room conceals the television so that when both are closed the cottage appearance is maintained. The style of the furniture is 'Shaker', and all have been handmade."





Our home has the charm of many local cottages, but it also has many features that make it more comfortable, and a joy to live in. The cottage is particularly dog friendly with access straight from outside into the utility room with a Belfast sink which is perfect for a small dog after a walk in the marshes."

#### Outside

The cottage has the benefit of both an enclosed garden to the front and use of a communal courtyard to the rear. "Our front garden is a beautiful sun trap and when in bloom a haven for bees and butterflies. In the evening, we listen to the tawny owls in the trees opposite." There is a unique topiary hedge outside. "It had been cut into a procession of five elephants with the trunk of one holding the tail of the next, and the frontmost elephant reaching over the front wall and wrapping its trunk around the bus stop! These have grown-out a little now but could be returned to their former glory with a little TLC."

The courtyard to the rear of the property is a lovely feature to which the owner of Nellies has access and the right of use. "The next-door neighbour who owns it is a gardener with not only green fingers, but a clever and intelligent design aesthetic," the present owners said. "One of our pleasures is to enjoy a morning coffee in the communal rear courtyard."

#### Coastal Idyll

"The area, and especially the village of Stiffkey, is one of the most beautiful in England," the owners said. "Simple and unassuming but with so much charm and character, it provides direct access to the stunning saltmarsh and coastal path which feature thousands of migratory birds in spring, thousands of nesting birds in summer, and stunning 'big sky' moments throughout the year."

With its wonderful coastal setting within an Area of Outstanding Natural Beauty, Stiffkey is celebrated for its saltmarsh which is owned by the National Trust and part of the Blakeney National Nature Reserve. The lattice of muddy creeks is flooded daily by the tide, creating the ideal habitat for a rich diversity of wildlife. "It is impossible to find a better place to lose yourself with your dog in the midst of all that nature. This is the place for walking, and there is the whole coast waiting," the owners said.

Stiffkey is also known for its "Stewky Blues" cockles, their name deriving from the blue colouration from the mud in which they live. Another local delicacy is samphire, available in many local restaurants. Within a short drive the award-winning beaches at Holkham and Wells can be explored, and beyond that destinations such as Cley next the Sea, the oldest Wildlife Trust nature reserve, as well as the market towns of Holt and Burnham Market, can be easily reached.





















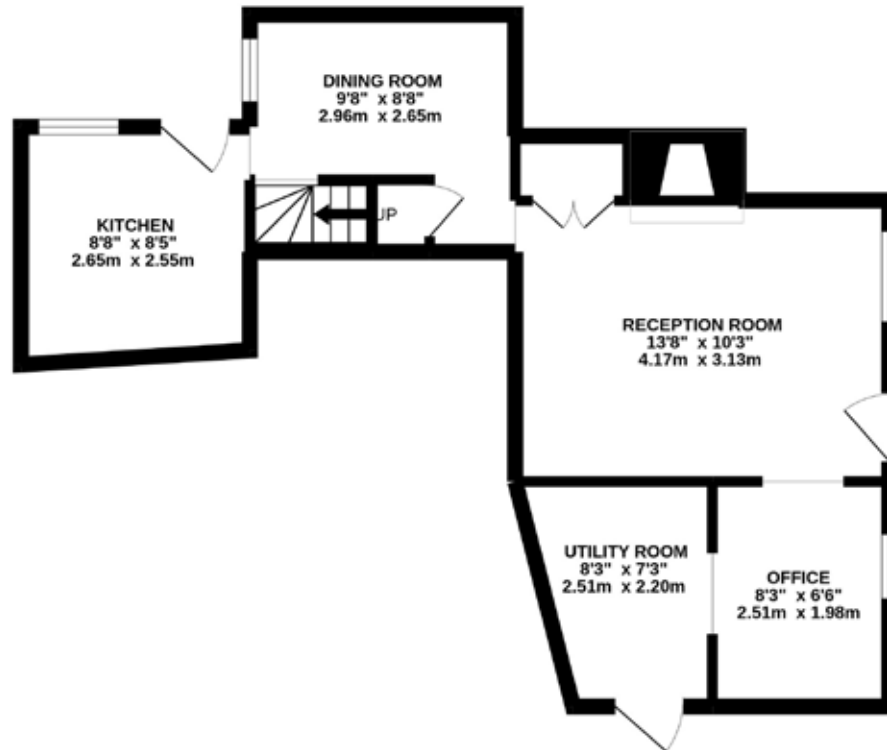


View from Main Bedroom Window

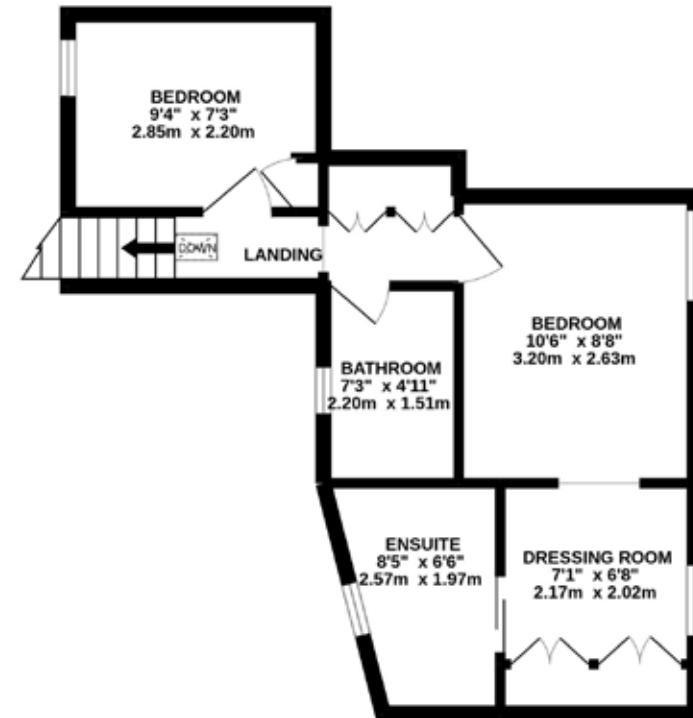




**GROUND FLOOR**  
406 sq.ft. (37.8 sq.m.) approx.



**1ST FLOOR**  
348 sq.ft. (32.3 sq.m.) approx.



**TOTAL FLOOR AREA : 755 sq.ft. (70.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On Your Doorstep...

Due to its stunning coastal location Stiffkey has become popular with many visitors and tourists, with tourism being its main industry today. Nearby Blakeney boasts a wide variety of local amenities including primary schools, doctors, dentist and post office. Blakeney village is set on a small hill leading down to the harbour and has pretty flint cottages (many for holiday rent), shops, tearooms, restaurants, hotels, pubs and inns. Blakeney is also the starting point for boat trips to Blakeney Point where you will be able to see a colony of grey seals, as well as many local and migrating birds.

### How Far Is It To...

Norwich lies 30 miles to the south with its wide variety of cultural and leisure facilities plus its mainline train service to London Liverpool Street and an international airport. The historic market town of Fakenham and its well-known racecourse are approximately 13 miles south, while the popular seaside town of Cromer is only 17 miles east. Famous for its crab fishing, it offers a variety of water activities and its own train links to Sheringham and Norwich. The popular Georgian market town of Holt, 8 miles, has excellent shopping, schooling and leisure facilities and is renowned for Gresham School which takes boys and girls through pre prep to age 18.

### Directions

From Wells-next-the-Sea proceed along the A149, Coast Road into Stiffkey. Just on the right hand bend, the property will be found on the left hand side approached via a gravel driveway.

### Services and District Council

Underfloor Heating, Electric Radiators and Mains Water. Septic Tank  
North North District Council

### Agents Note

There is a pedestrian path in front of the cottage providing access to the adjoining cottages. The seller also advises that although the property owns the parking area, they do not have any more right to park in the spaces than the other users and they are on a first come, first served basis.

### Tenure

Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		



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