



St Michael's Cottage
Wells-next-the-Sea | Norfolk | NR23 | AU

COASTAL LOOKOUT



This unique 16th century four-storey merchant's house in the heart of Wells-next-the-Sea is reported to be the second oldest house in the town. The lookout tower is the jewel in its crown with spectacular coastal views. It offers four double bedrooms with a potential fifth/snug, and a wealth of living space including a sitting room with a wood burner, a farmhouse style kitchen/diner, a study area and a good-sized cellar. Less than a minute's walk from the harbour with easy access to local amenities, pubs and restaurants, St Michael's Cottage benefits from off street parking for one car and its own sunny south-facing courtyard garden. It is a magical property perfect as a main residence, a holiday retreat or as an impressive income generator.







- Beautifully and sympathetically restored Grade II Listed four storey merchant's house
- Superb location in the heart of Wells, just set back from the Quay
- Lookout tower with spectacular views over Wells estuary
- Accommodation over four floors including: Farmhouse style Kitchen Diner with Utility area
- Sitting Room with modern wood burner, Study area and good-sized cellar
- Four Double Bedrooms, Shower room, two further Bathrooms and a top floor Snug / Fifth Bedroom
- Delightful South facing Courtyard Garden with terraced area and Carport providing Off Road Parking
- Currently used as a second home and prosperous Holiday Let
- Total Accommodation extends to 2,043sq.ft

A Unique Property

A truly stunning 16th century brick and flint built former merchant's house, St Michael's Cottage oozes character with an amazing lookout tower at the top of the house which affords the most beautiful views over East Fleet creek, the harbour, the marshes and the sea beyond. Located in a no-through road in the heart of Wells-next-the-Sea on one of the narrow lanes that leads down to the quay, the property has the benefit of off-street parking for one car and its own sunny south-facing courtyard garden, along with a barbecue seating area.

The cottage was fully renovated by the previous owners and this included some initial remedial work followed by refurbishment throughout. Plenty of storage cupboards, as well as the cellar and outhouse accessed further down the lane. In particular, repairs were undertaken on areas of the lookout tower and garden porch, the kitchen and two bathrooms replaced, a modern Morso wood burner installed in the sitting room, new carpets and flooring laid throughout with underfloor heating in the kitchen, the house redecorated from top to bottom, the clearing and relaying of the garden with a new carport to create off-street parking. Finally, the house was sympathetically decorated using heritage paint colours in order to preserve its traditional cottage feel.

The lookout tower at the top of this four-storey house provides panoramic views of the coastline. It was restored with a new state of the art roof and easy-to-clean double-glazed windows, and accommodates seating for two and a telescope so that the daytime vistas and superb coastal views can be enjoyed, and is equally impressive for night-time stargazing. The cottage also has a welcoming farmhouse style kitchen which is of sufficient size to house a large dining table whilst still allowing ample space for cooking and food preparation. The main sitting room has a cosy, welcoming feel with its exposed beams and large fireplace making it a comfortable place to relax in the evenings after a day on the beach. The snug at the top of the house offers a further living area and is a wonderful space for children or teenagers if they need an area away from the adults.

A Place in the Sun

The pretty south facing courtyard garden provides a secluded spot for relaxing and enjoying the sunshine and is perfect for barbecues and al fresco dining. It has been designed for easy upkeep with paving and shingle at ground level, there is wisteria, roses and lavender along with two small flower beds containing easy to maintain shrubs that provide a touch of colour. There are two ways to access the garden; via the covered car port with a folding door to the front, or via a pedestrian gate leading to the walled courtyard, decorative paved patio area, and shingled areas.

Beach Life

Located in Wells-next-the-Sea, St Michael's Cottage is in a prime location on the North Norfolk Coast. Wells is a flourishing coastal town with a thriving local community and a wide range of local amenities, all within easy walking distance of the property. Minutes away is the newly developed Maltings which includes a cinema with many films and lived streamings from London Theatre, a local arts centre, and a variety of independent traders, many of which are located on Staithe Street which is parallel to Jicklings Yard. It also has a wealth of pubs and restaurants both on the quay and only a short stroll away on the Buttlands, a green in the middle of town at the top of Staithe Street. With St Nicholas' church just down the road, the town also has a doctor's surgery, library, community hall, and primary and secondary schools.





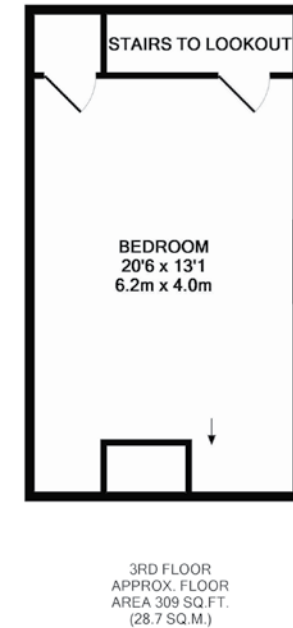
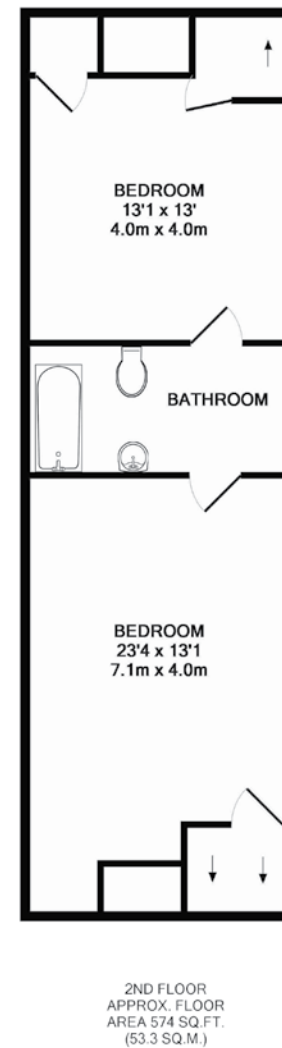
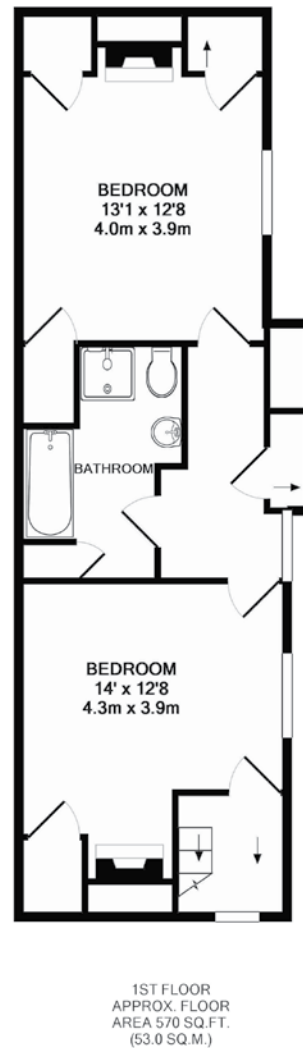
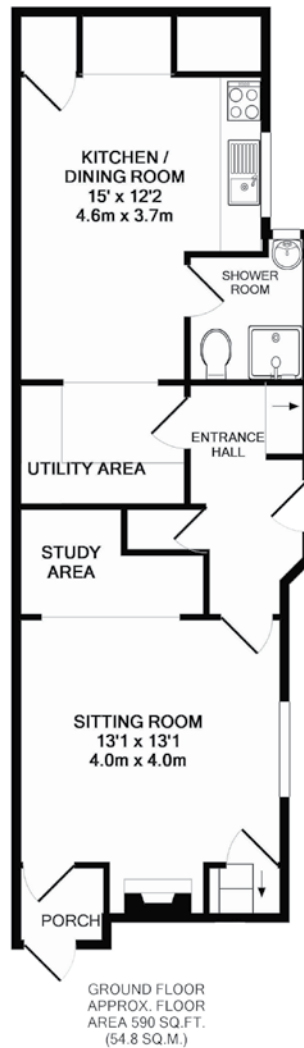












TOTAL APPROX. FLOOR AREA 2043 SQ.FT (189.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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. Made with Metropix © 2018

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...

Only moments away, the quay is a wonderful place for watching boats come in and out, crabbing and taking fishing trips. The embankment, which runs alongside the channel leading from the quay out to sea, takes one down to the beach, which is a delight – when the tide is out it stretches over a mile to the sea. It is a lovely sandy beach, lined with attractive beach huts. Slightly further afield is the National Trust Nature Reserve, which one comes to by walking east through the Salt Marshes from Wells to Stiffkey. This is a perfect place for bird watching and rambling. To the west the next village along the coast is Holkham, with its award-winning beach, and beautiful hall and surrounding estate open to the public. Both Wells-next-the-Sea and neighbouring Holkham Woods are designated Nature Reserves, and it is often said that it is difficult to tell where Wells finishes and Holkham begins.



Wells-next-the-Sea is directly on the Coastal Hopper Bus Service which connects it easily to many beautiful locations along the coast. Blakeney is eight miles to the east and boasts a wide variety of local amenities whilst also being the starting point for boat trips to Blakeney Point where a colony of grey seals can be seen, as well as many local and migrating birds. Kings Lynn is 27 miles away and directly connects to London Kings Cross in under 1 hour 50 minutes. Norwich lies 35 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.

Services

GFCH, Mains - Water & Drainage
North Norfolk District Council
The Property is Freehold



Fine & Country Fakenham Office
1 Bridge Street, Fakenham
01328 854190

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Fakenham
1 Bridge Street, Fakenham, Norfolk NR21 9AG
01328 854190 | fakenham@fineandcountry.com

