



THE STORY OF

64 Wells Road

Stiffkey, Norfolk

SOWERBYS



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64 Wells Road

Stiffkey, Wells-Next-The-Sea, Norfolk
NR23 1AJ

Detached Barn Conversion

Overlooking The Beautiful River Stiffkey Valley

Sitting/Dining Room

Bedroom to Ground Floor

Generous Attic Space

Courtyard Garden

Off Road Parking to Gated Driveway

Chain Free

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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Travelling along the North Norfolk coastline into the village of Stiffkey, on the Wells Road, nestles a detached barn conversion, with parking and garden.

The property offers perfect accommodation for holidays or as a main residence. For buyers where parking is an absolute must, the gated driveway provides space for two vehicles. The accommodation is largely situated over a single storey and includes a kitchen, sitting room, shower room and bedroom. Our vendors have fitted a staircase to what is a generous loft, divided into three spaces, waiting to be discovered by a new custodian.

Our vendors have enjoyed spending holidays here with family, where the outside space provides a courtyard for entertaining or relaxing after a day spent on the beach. It should be said, the views to the front aspect are quite exceptional, taking in the river valley, changing scenery over the seasons and the wildlife associated with this territory.

We are seeking a new owner to enjoy coastal living, in a village that has a community, with a pub, excellent walks, particularly over the marshes and a coffee and local shop, where eating in or taking out there are many treats to discover.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Wells-next-the-Sea

A SWEET AND EXCITING SPOT ON THE NORFOLK COAST

Wonderful Wells-next-the-Sea beckons with its sandy beach and charming candy-striped huts, drawing day trippers and holidaymakers. However, it offers much more for those considering it as a permanent residence.

Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

Behind the bustling harbour, seek out sought-after fishermen's cottages or apartments with sea views in converted buildings. Further afield, discover spacious grand houses and new-build developments ideal for families and downsizers. The town boasts a lively community with schools, a GP surgery, and a library.

Delve into culture at Wells Maltings, a heritage centre with a theatre, cinema, gallery, and café-bar. Browse local galleries like The Staithe Gallery, Gallery Plus, and Quay Art for unique artwork. Explore Nomad and the Bowerbird for homewares, Christopher William Country for country clothing, and Ele and Me for eco-friendly children's items. For culinary delights, visit Arthur Howell's traditional butcher or The Real Ale Shop at Branthill Farm.

Dine at The Globe Inn or Crown Hotel for meals overlooking the green, or indulge at Michelin-starred Morston Hall. For a simpler pleasure, enjoy fish and chips from French's on the harbour wall as the sun sets over the water.

Imagine yourself here – could Wells-next-the-Sea be your dream coastal home?



Note from Sowerbys



“The outside space provides a courtyard for entertaining or relaxing after a day spent on the beach.”



SERVICES CONNECTED

Mains water and electricity. Electric central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref: 8768-7620-6969-1032-1906

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///cover.unspoiled.rock

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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