



## MERCHANTS HOUSE

47 Freeman Street, Wells-next-the-Sea,  
Norfolk, NR23 1BQ





# MERCHANTS HOUSE

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- Delightful, Historical, Detached House
- Situated Close to the Quay
- Wealth of Character
- Deceptively Spacious
- Three Reception Rooms
- Four En-Suite Bedrooms
- Double Garage and Office
- Off Street Parking
- Courtyard Garden

Wells-next-the-Sea Office

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We are delighted to offer 'Merchants House' for sale in the popular Wells-Next-The-Sea. The property is believed to be the oldest house in the town, dating back to the mid fifteenth to early sixteenth century, with later additions. It is of particular historical interest, not least the earliest timber framed parts. The house exudes character throughout and should be viewed to fully appreciate every aspect and its location within the town and proximity to the quay.

The property was run by our vendors as a bed and breakfast and it is ideally set up to resume the same business. Equally it lends itself to multi generational living. The first of the reception rooms is off the reception hall and provides a comfortable space as a sitting or dining room. The beautiful, bespoke filled alcoves offer cupboard and shelved storage space. The breakfast room is a more informal dining space, made cosy by its wood burning stove. There are doors leading to one of the two staircases and the cellar. The kitchen is beautifully fitted with a range of oak units and integrated appliances, including a stunning stainless steel cooking range, in a galley style space.

The more formal sitting room is a beautifully presented, sociably square room, overlooking the pretty courtyard garden, situated to the rear of the property. The delightful built in cabinet is a particular feature in this room with its fireplace housing a wood burning stove. Alongside the rest of the property this room is immaculately presented. The door to the second staircase is located in this room and leads to the first floor landing.

The principal bedroom is located to the rear of the first floor and is steeped in character, particularly the panel from a Russian Schooner as a backdrop to the bedhead wall and a feature 15th century window. There are beams and exposed timbers in this room and a pretty little door leading to the en-suite four piece shower room. A further staircase leads from this area of the landing to a further bedroom and separate WC and handbasin to the second floor.

The landing is divided by the use of a door, thus allowing privacy for the guests and owners. The two further bedrooms are delightfully presented. One of the rooms has a range of fitted wardrobes, en-suite and separate dressing room which also features fitted wardrobes. The other bedroom is served by a full bathroom. The benefit of the first staircase allows total privacy for access to these guest rooms.

The outside space complements the house by the use of the enclosed, pretty courtyard. There is independent access to the laundry and separate WC. The drive and double size garage allow ample parking and storage and the office tucked away to the rear of the garage, is an ideal space for study or hobbies.

There is so much on offer both inside and out of the 'Merchants House' and viewings are strongly recommended to take in an immaculately presented, steeped in history, delightful property.



























## WELLS-NEXT-THE-SEA

Wells-next-the-Sea is a small popular town set behind a small harbour on the beautiful North Norfolk Coast and its beach was voted The Best British Beach of the Year 2016 by The Times. The town has a maze of narrow streets, old alleys and yards, filled with shops, pubs and cafes and there are many listed and impressive Georgian and Victorian buildings. The town has a doctors' surgery, library, community hall and primary and secondary schools, and, for those that enjoy the water a public house on a boat. Wells-next-the-Sea is within an Area of Outstanding Natural Beauty at the heart of the Heritage Coast between Hunstanton and Weybourne. The beautiful sandy beach, with its pine trees, sand dunes and colourful beach huts, can be reached by a pleasant walk, car or by using a miniature steam train from the harbour, alternatively you could just enjoy the Quay with its active fishing fleet and sailing club. Both Wells-next-the-Sea and Holkham Woods are designated Nature Reserves, and walkers and birdwatchers enjoy the North Norfolk Coastal Path, creeks and marshes.

## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating and woodburners.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

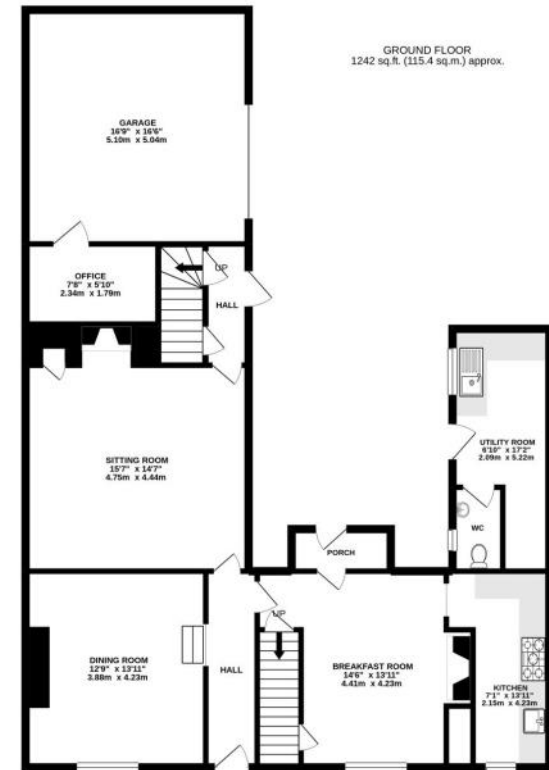
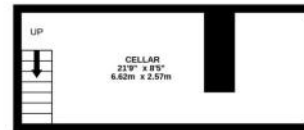


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BASEMENT  
162 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA : 2632 sq.ft. (244.6 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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**SOWERBYS**  
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