

SOWERBYS

Norfolk Property Specialists



64 Wells Road

Stiffkey, Wells-next-the-Sea, NR23 1AJ

Offers In Region Of £395,000 No Onward Chain



Viewing by appointment with our
Wells-next-the-Sea Office 01328 711711 or wells@sowerbys.com



64 WELLS ROAD

Sowerbys would like to offer you the opportunity to purchase the perfect coastal retreat with this delightful period brick and flint barn conversion located in the picturesque village of Stiffkey, and situated only a short walk from the north Norfolk coast and the beautiful Stiffkey Valley.

This unique and highly individual property briefly comprises a vaulted and beamed sitting room with an open redbrick fireplace, hardwood floors and french doors onto the front sun terrace. There is a kitchen/breakfast room which is fitted with shaker style units, a shower room/WC and double bedroom with a door also offering access to the front sun terrace. To the first floor is a galleried landing overlooking the sitting room, this leads through to two further loft rooms.

Outside and to the front, the property benefits from a gated courtyard garden with secure parking, raised sun terrace and shrub and flower borders.

Whether you are looking for a bolthole in north Norfolk from which to explore this wonderful county and everything it has to offer, with the convenience of a nearby pub/restaurant and village store, or indeed a new main residence then this could easily be the property for you.



KEY FEATURES

- Period Brick and Flint Barn Conversion
- South Facing Sun Terrace
- Courtyard Garden and Terrace
- Off Street Secure Parking
- Walking Distance to Pub, Store and Coastal Path
- No Onward Chain

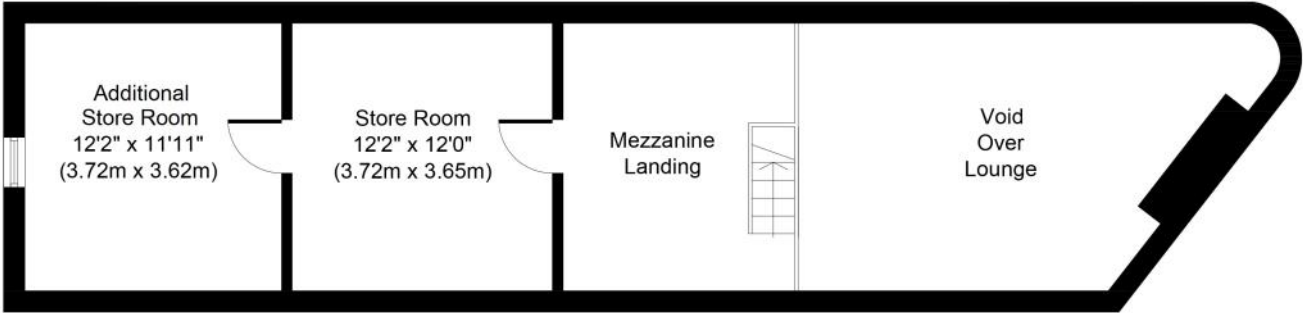




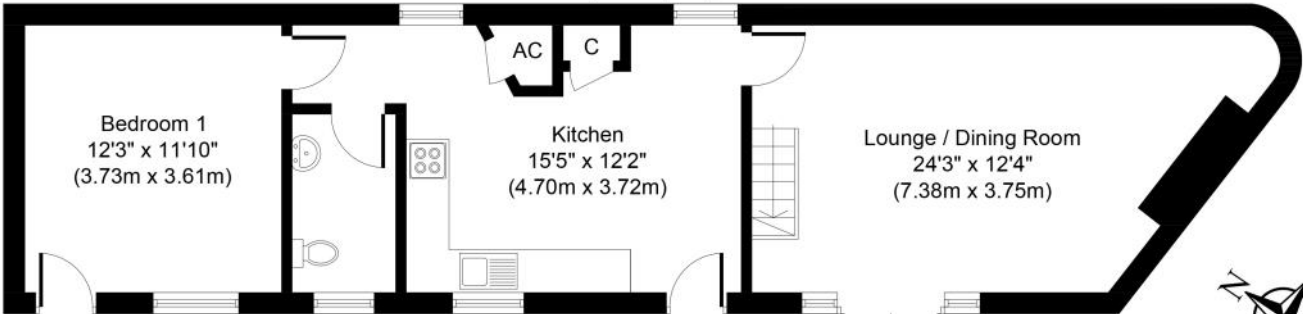




VIEW



First Floor
Approximate Floor Area
436 Sq. ft.
(40.5 Sq. m.)



Ground Floor
Approximate Floor Area
671 Sq. ft.
(62.3 Sq. m.)

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.

STIFFKEY

Stiffkey, located between Wells and Blakeney, is one of the most picturesque villages on the north Norfolk coast. The river Stiffkey flowing west to east has carved a valley creating properties with stunning views and a short walk to the tidal marshes. The village is famous for its 'Stewkey Blues', a local blue cockle. It has a good pub, the Red Lion, with real ale and good food. There's also a general store and newsagents. The village is very well placed for the North Norfolk Coast. There is excellent sailing nearby, and superb coastal walks.

SERVICES CONNECTED

Mains electricity and water, septic tank drainage and electric radiator heating to ground floor.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. 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.

Viewing by appointment with our Wells-next-the-Sea Office:
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