



23 MILL ROAD
Wells-next-the-Sea, Norfolk,
NR23 1HE



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- Immaculately Presented
- Internal Louvred Window Shutters
- Accommodation across Three Floors
- Sympathetically Renovated and Extended
- Stunning Open-Plan Kitchen and Family Room with Underfloor Heating
- Two Further Reception Rooms
- Five Bedrooms
- Manageable South Facing Garden
- Off Road Parking to Driveway
- Elevated Coastal Views

Wells-next-the-Sea Office

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This beautiful period residence is located in an elevated position on a corner plot in the ever popular Wells-next-the-Sea, enjoying both coastal and countryside views. It has been sympathetically renovated and boasts a beautiful, contemporary extension, allowing family living at its best.

The property exudes character, both inside and out, the period charm has been kept and the changes are both sympathetic, practical and sumptuous. The accommodation is presented over three floors and currently provides a main residence for our vendors. Equally, it could be a superb holiday let or divided as a luxury Bed & Breakfast with independent access. The south facing rear garden is part walled and enclosed to provide a manageable space, perfect for entertaining on the raised patio and decked areas. There is also a summer house that nestles itself comfortably into one of the bottom corners.

The accommodation in full comprises a reception hall with original black and white mosaic tiling and cornice. There is a delightful open-plan living area with bifold doors to let in the sunshine and an open fireplace to make for cosy, chilly nights. Opening into the kitchen/breakfast room with its stunning glazed gable, vaulted ceiling and contemporary louvred shutters. There are a further two reception rooms, currently used as an internal dining room and a delightful bay-fronted sitting room, complete with another beautiful fireplace housing an open fire. There is also a ground floor shower room, hence the ability to use this part of the house as a holiday let or Bed & Breakfast.

The first floor boasts three bedrooms, including the generous, bay-fronted principal room and a luxury en-suite bathroom to the second bedroom. The third bedroom has beautiful built-in wardrobes and enjoys views over open countryside. There is also a family shower room on this floor. Moving onto the second floor, the fourth bedroom is served by another luxury bathroom that includes two hand basins. The fifth bedroom is currently used as a home office and would suit those buyers who are now working remotely. This room is well appointed and is situated at the top of the property with far reaching coastal views.

The driveway to the front and side of the house provides off road parking and the single gate allows access to the path and recessed front door. The property stands majestically within its plot and is within a 5 minute walk of the town centre and only 1 mile from Holkham. To avoid disappointment, viewing is highly recommended.













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, gas and drainage. Gas fired heating. Underfloor heating to open plan kitchen/reception room, utility and downstairs shower room.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0606-2835-7044-9708-7971

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.



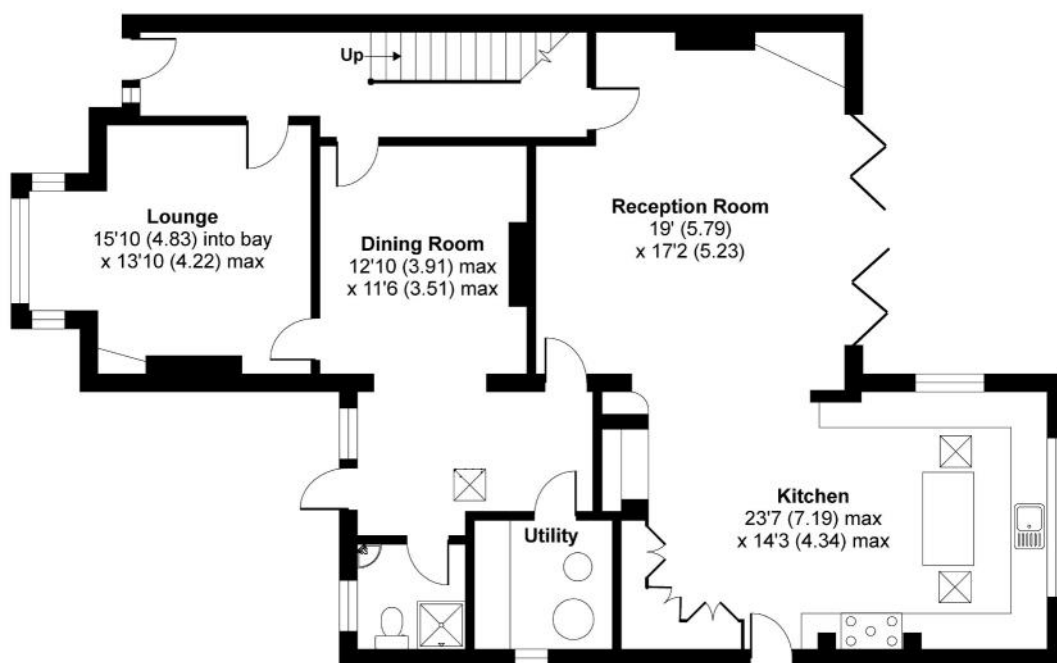
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Mill Road, Wells-next-the-Sea, NR23

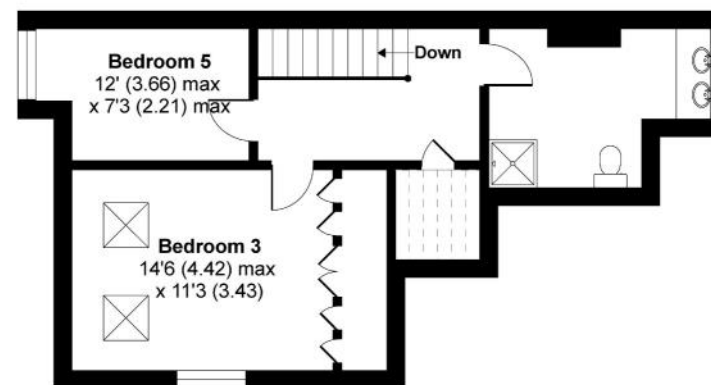
APPROX. GROSS INTERNAL FLOOR AREA 2672 SQ FT 248.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



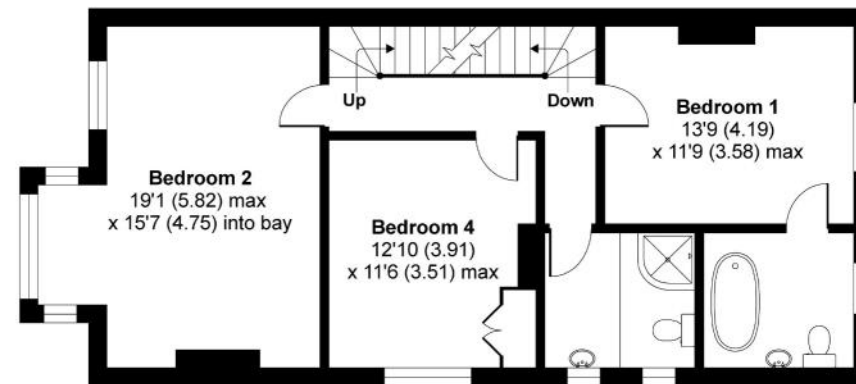
Denotes restricted
head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

