



THE STORY OF

# Baileywick Cottage

*Wells-next-the-Sea, Norfolk*

SOWERBYS

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# Baileywick Cottage

64 High Street, Wells-next-the-Sea,  
NR23 1EN



Beautiful Brick and Flint Cottage

Fully Renovated to a High Specification

Just a Short Stroll from The Quay

Entrance Porch

Open-Plan Living Area Complemented  
by a Wood-Burner Stove

Two Bedrooms

Shower Room

Delightful Part-Walled Garden

Currently Run as a Successful Holiday Let

Chain Free



SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“...every visitor, without exception, has been impressed and left us feeling very proud of the home that we have made.”

Just set back from the High Street, in what our vendor describes as a friendly lane with lovely neighbours, quietly located behind its part walled garden, ensuring privacy, sits Baileywick Cottage.

Local historians have suggested the property may have been a standing arena for the local theatre or a barn. It has housed various businesses and nestles beside the old St John's ambulance rooms. Our vendors have completely renovated the property to provide an idyllic holiday let which consistently receives commendations from its guests, who recognise the high specification finish.

Upon entering the cottage via its front porch into the open-plan living area, you feel instantly comforted by its calmness. The kitchen is delightfully fitted and incorporates a super dining area, where the window seat is a favourite spot to watch life passing by on the High Street, which could include locals, holidaymakers, dog walkers, horses and the much loved alpacas. The sitting area is made cosy by its wood-burning stove and the exposed flint wall is a stunning nod to its past. The cottage holds a very special memory, when our vendors spent their favourite family Christmas there, during the Covid pandemic.



Upstairs the principal bedroom is sumptuously dressed and nicely light with its dual aspect. The second bedroom currently boasts twin beds and both rooms are served by a high specification shower room.



“...fitted throughout with quality fixtures to ensure that we were always comfortable here, and furnished with love and care.”



First Floor  
Approximate Floor Area  
284 sq. ft  
(26.38 sq. m)



Ground Floor  
Approximate Floor Area  
264 sq. ft  
(24.52 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.

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“Just set back from the old high street, it’s quiet and private, and with a beautiful frontage it always feels welcoming when we return home.”



The outside space is much enjoyed in the morning sunshine sipping a coffee, allowing space and time to ponder times past.

Our vendors enjoy the beach and the pinewoods, strolling along Staithe Street and The Buttlands, visiting cafes, bars and restaurants. They also enjoy travelling to the surrounding towns and villages sampling their eateries.

They consider little has changed in Wells during their ownership of their quirky, characterful, beautiful, Baileywick Cottage and wouldn't be considering selling but for needing more space with their growing family.



ALL THE REASONS

# Wells-next-the-Sea

IN NORFOLK  
IS THE PLACE TO CALL HOME



Wonderful Wells! With its sandy beach and pretty candy-striped huts, it's easy to understand why this

sleepy coastal town is a Mecca for day trippers and holiday makers, but there are plenty of reasons to make Wells-next-the-Sea your permanent home and explore this sweet spot forever.

There are plenty of ways to explore the waterways that surround the area. For a nautical adventure, jump aboard one of the Coastal Exploration Company's traditional wooden sailing boats and adventure hidden creeks, marshes and open sea. Or test your balance with a stand-up paddleboarding session with Barefoot SUP.

The lanes behind the harbour and surrounding the town have plenty of tucked-away fishermen's cottages which are highly sought after, as are apartments with sea views in the converted buildings overlooking

the harbour. Head out of the town centre to discover plenty of spacious, grand houses along with fantastic new-build developments which are ideal for young families and downsizers alike. With a bustling community, the town is well-served with a primary and secondary schools, plus a GP surgery and library.

For a hit of culture, head to Wells Maltings, an elegant heritage and community centre just off the quay which houses a theatre, cinema, gallery and café-bar. While away an afternoon browsing the town's galleries – The Staithe Gallery, Gallery Plus and Quay Art – for some artwork to adorn your home. Discover gorgeous homewares at Nomad and the Bowerbird, relaxed country clothing at Christopher William Country and eco-friendly clothing and toys for little one at Ele and Me. Traditional butcher Arthur Howell is the place locals go to for high quality meat, and you might be lucky enough to bag some freshly caught fish straight off the boat, on the harbour wall. The Real Ale Shop at nearby Branthill Farm is a must for craft beer drinkers.

Alternatively treat yourself to a delicious meal at The Globe Inn or Crown Hotel overlooking the green, or push the proverbial boat out and head to Michelin-starred Morston Hall. For a simpler, yet equally quintessential Wells experience, share a box of fish and chips from French's on the harbour wall and watch the sun slowly set over the water. Imagining yourself here already? Could this be your dream coastal home?



Note from the Vendor



Holkham Beach

“A place to truly switch off from the hustle and bustle of busy life...”

THE VENDOR



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating and wood-burner stove.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

D. Ref:- 4619-4028-8000-0871-9206

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: ///fabric.darker.chicken

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# SOWERBYS



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