



THE STORY OF

# The Old Coach House

*Wells-next-the-Sea, Norfolk*

SOWERBYS



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# The Old Coach House

4 Newgate Lane, Wells-next-the-Sea, Norfolk  
NR23 1DT

Semi-Detached Former Coach House

Four Bedrooms

Three Reception Rooms

Vaulted Ceiling to Sitting Room

Enclosed Rear Courtyard Garden

Character Features

Within Walking Distance of the Beach  
and all that Wells has to Offer

Chain Free

Ultimate 'Lock up and Leave' Home,  
Requiring Minimal Maintenance

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

01328 711711

wells@sowerbys.com



“A comfortable space which works well for a family of four - a convenient, low maintenance holiday home.”

Located just back from the quay in the popular seaside town of Wells-next-the-Sea, The Old Coach House has facilitated many happy, family holidays over its ownership, and has generated a holiday letting income for over 20 years. It provides a comfortable space that works well for a family of four. Whilst in a quiet spot, its central location is key to being able to enjoy everything Wells has to offer. Within a stone's throw, the beautiful Buttlands is perfect for games and relaxed, quality food and drink, Staithe Street for shops of all kinds, and the Quay for crabbing.

The property boasts a spacious sitting room, used many times for playing games after a day on the beach. It benefits from

an enclosed courtyard garden to its rear, which has also been well used.

Owning the Old Coach House has meant better access to the outdoors, favourite places to explore are the pinewoods at Holkham and along the coastal path in both directions. There's excellent access to other beautiful Norfolk beaches, and the options for eating out along the coastline have got better and better - Gurneys fishcakes are a favourite when our sellers visit!

It is time for The Old Coach House to find new custodians to discover and create their own memories, in this comfortable, convenient, and low maintenance holiday home.

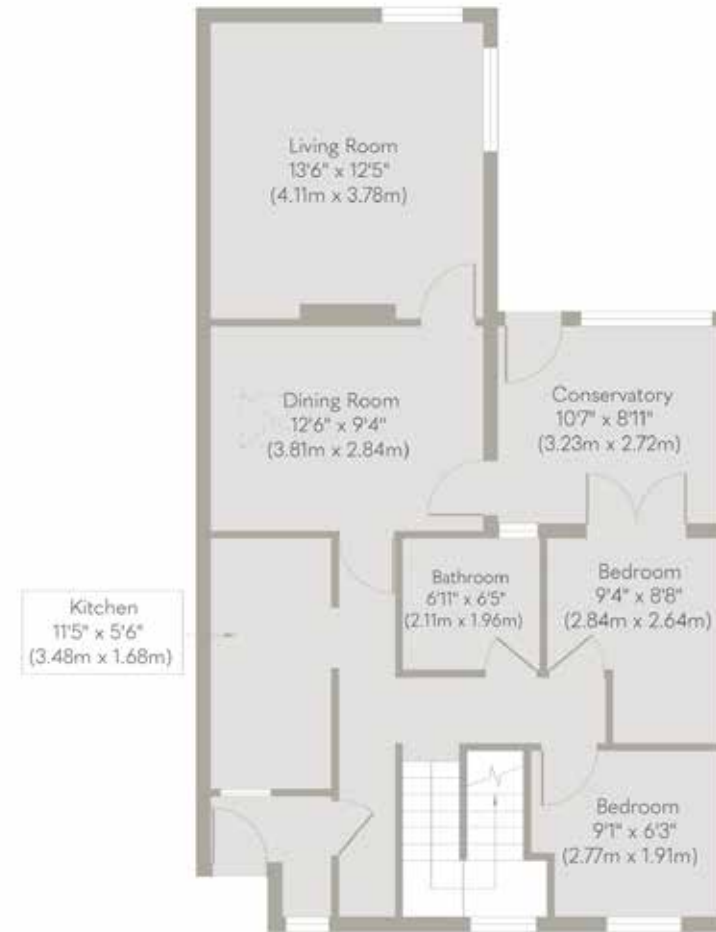








First Floor  
Approximate Floor Area  
255 sq. ft  
(23.69 sq. m)



Ground Floor  
Approximate Floor Area  
792 sq. ft  
(73.57 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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“...the central location is key to being able to enjoy everything Wells has to offer.”





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-serviced 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



Aerial view of Holkham

“Holkham woods are among our favourite places to explore, and there are beautiful walks along the coastal path in either direction.”

THE VENDOR



**SERVICES CONNECTED**

Mains electricity and water. Gas fired central heating.

**COUNCIL TAX**

Band to be confirmed.

**ENERGY EFFICIENCY RATING**

D. Ref:- 0300-2136-0250-2127-5785

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: ///modest.serves.winds

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# SOWERBYS



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