



THE STORY OF

12 Bases Lane

Wells-Next-The-Sea, Norfolk

SOWERBYS

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Wells-Next-The-Sea, Norfolk
NR23 1BT



Historical Former Coastguard Cottage

Beautifully Presented

Modernised Kitchen

Two Reception Rooms

Original Character Retained

Modernised Luxury Bathroom

Three Bedrooms, Two With Sea Views

Driveway Parking

Walled Garden and Useful Outbuildings

Chain Free



SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“We love the house, it’s so peaceful and calm.”

From the hustle and bustle of the quayside in the ever-popular seaside town of Wells-Next-The-Sea, this former coastguard’s cottage has been lovingly restored to provide our vendors with a peaceful and calm property to enjoy their holidays on the coast.

Wells has allowed our vendors to enjoy an outdoor lifestyle. They have spent time on the beach, having their stresses soothed and their bodies recharged. The pinewoods are another favourite walk for the family and their dogs, alongside Holkham and the coastal path to Stiffkey with its salt marshes, not forgetting the Red Lion pub and its delights.

In their eight years of ownership, they have seen changes within the town, but they are quick to say the original charm doesn’t change and they have always had a warm welcome extended to them.

Another favourite place in the town is The Maltings, where getting involved with the community enjoying films and theatre is another great family outing.

Its not difficult to realise our vendors are loathe to let their much-loved Wells home go, but its time to find a new custodian to create their own memories, falling in love with this original, pretty and convenient cottage home.



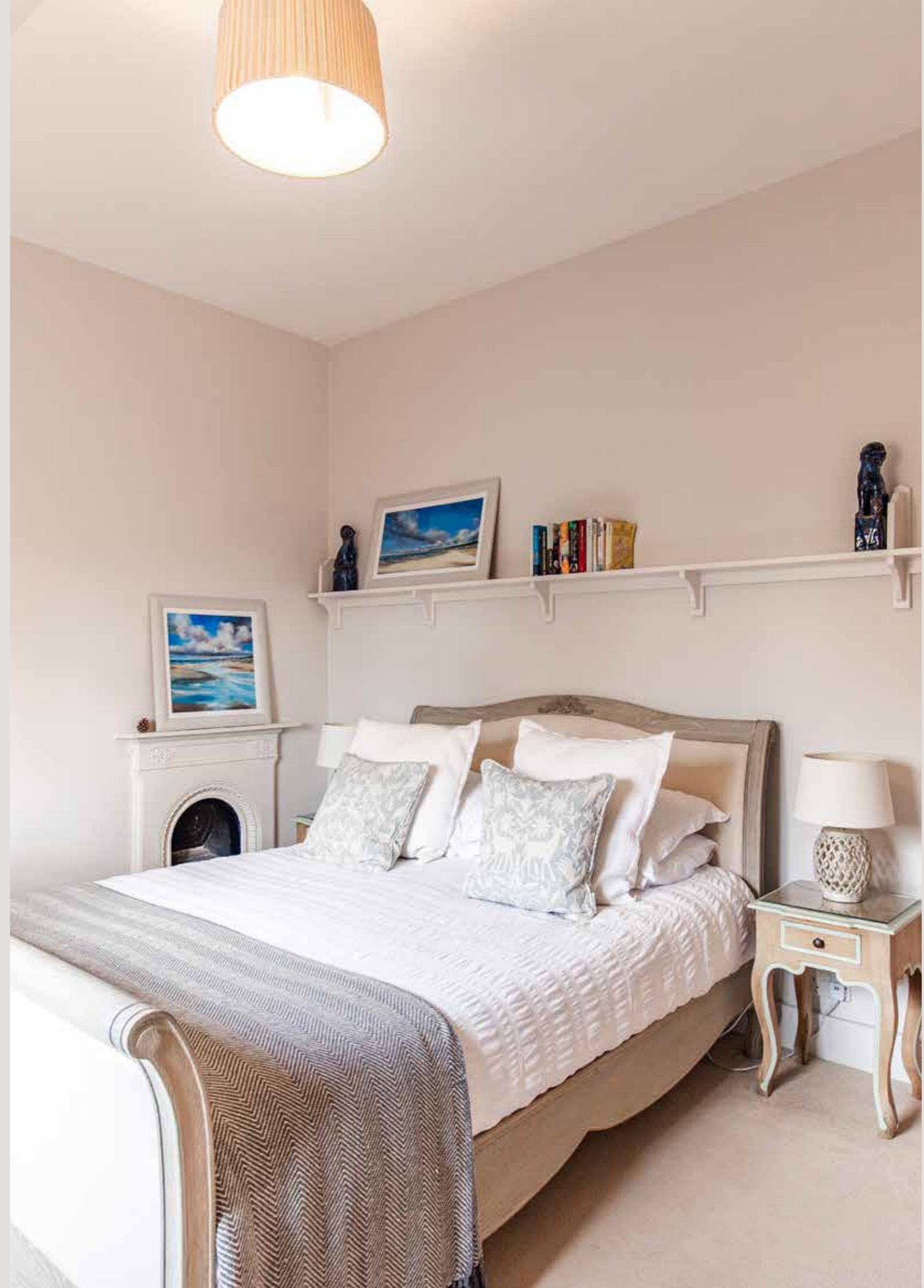
Retaining much of its original features, the property has two reception rooms that currently serve as a sitting room with a cosy wood burner stove and a dining room with a delightful ornate fireplace. The kitchen has been recently modernised and now boasts granite work surfaces.



“The house feels private inside and out, even though you have neighbours.”



Upstairs the bathroom has been modernised to provide a beautiful, luxury suite with stunning tiling. This serves the three bedrooms, where there are precious views out to sea, as you would expect from the cottage's history.





The outside space is at a premium with off road parking to the drive and a garden with useful outbuildings with power and light.

The cottage feels private inside and out, even though it resides in a neighbourhood, with a pretty, walled, front boundary which avoids both pedestrians and vehicles passing outside your door.



“We love sitting in the garden with the sun on our face listening to the many birds.”



First Floor
 Approximate Floor Area
 416 sq. ft
 (38.64 sq. m)

First Floor
 Approximate Floor Area
 161 sq. ft
 (14.95 sq. m)



Ground Floor
 Approximate Floor Area
 529 sq. ft
 (49.14 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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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



“The location is perfect, such a short stroll to the Quay or Buttlands for all the action, but with the benefits of not having traffic outside your door.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0390-2162-8110-2902-1911

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: ///hunches.roost.stable

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SOWERBYS



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