



THE STORY OF

# 2 Manor Farm Drive

*Wells-next-the-Sea, Norfolk*

SOWERBYS

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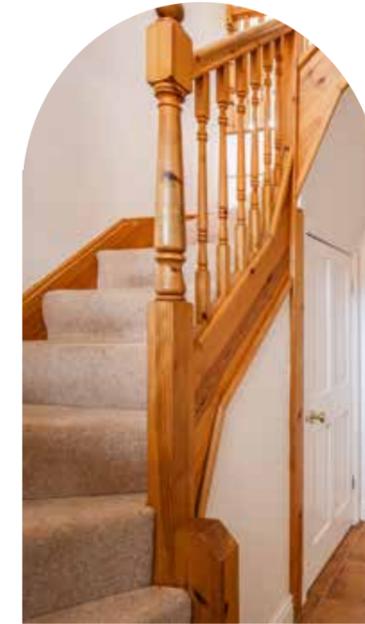
THE STORY OF

# 2 Manor Farm Drive

Wells-next-the-Sea, Norfolk  
NR23 1FB

- Rare Opportunity
- Tucked Away Position
- Kitchen/Family Room
- Sitting Room with Wood-Burning Stove
- Separate Utility Room
- Three Double Bedrooms
- Principal Bedroom Complemented by a Dressing Room and En-Suite
- Garage and Attached Carport/Store
- Enclosed Rear Garden
- Chain Free

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“A rare opportunity to own a home on a popular Holkham Estate.”

This modern-style detached house nestles at the bottom of its drive, in the much-loved seaside town of Wells-next-the-Sea.

Manor Farm Drive is a popular Holkham Estate development of executive houses, nicely tucked away. Number Two has been used as a main residence and within the title boasts a driveway, which is access for two houses, and a detached garage

with an attached carport/store.

This house has a contemporary layout, much enjoyed by families, given the kitchen is a generous space. A dual aspect space, fitted with a range of hand-painted units and integrated appliances, incorporates an ample dining area.

A further dual aspect sitting room is made cosy by a wood-burning stove.

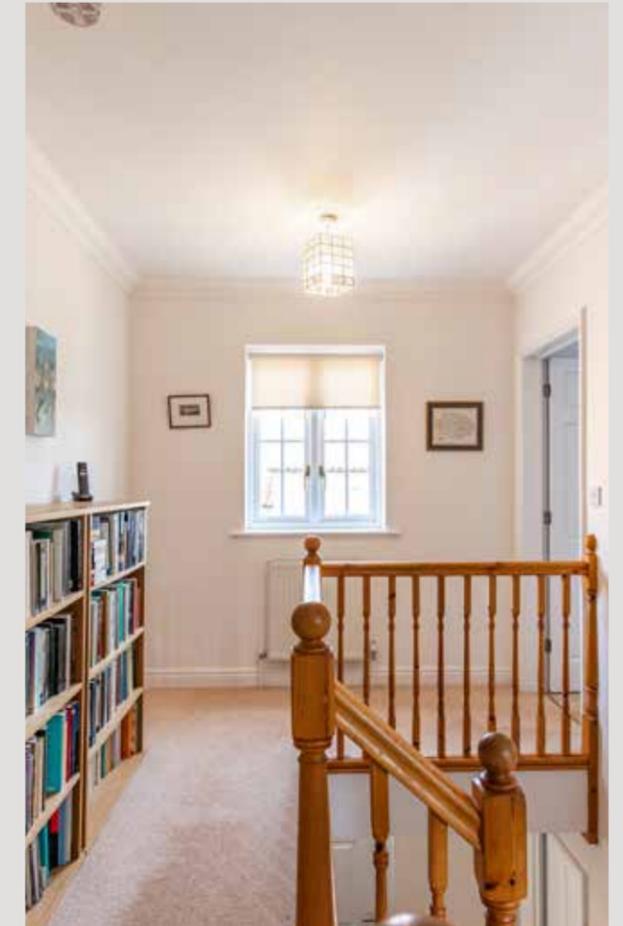




Upstairs there are three double bedrooms, with the principal room complemented by a dressing room and en-suite.

The rear garden is enclosed, providing a patio and a grassed area. The house flows beautifully, giving access to the rear garden from both kitchen and sitting rooms.

The quayside, shops, pinewoods, and beach beckon, plus the access to the stunning North Norfolk coastline and further inland delights. Whether it's a main home or an additional residence, 2 Manor Farm Drive is offered for sale with no upward chain and viewing is highly recommended.





First Floor  
 Approximate Floor Area  
 761 sq. ft  
 (70.69 sq. m)



Ground Floor  
 Approximate Floor Area  
 761 sq. ft  
 (70.69 sq. m)

Outbuilding  
 Approximate Floor Area  
 379 sq. ft  
 (35.21 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.

## 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 Sowerbys



“There’s beautiful access to the rear garden.”

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## SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Gas-fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 9034-9425-0300-0617-7206

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: ///servants.smart.repayment

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