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THE STORY OF

The Old Store

Wells-Next-The-Sea, Norfolk

SOWERBYS



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The Old Store

Wells-Next-The-Sea, Norfolk
POSTCODE

Immaculately Presented

Open-Plan Living Space

Two Double Bedrooms with
Modernised Shower Room

Separate WC

Enclosed Courtyard
Garden and Outbuilding

Off-Road Parking
Space and Garage

No Onward Chain

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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Just a stones throw from the popular quayside in Wells-Next-The-Sea, The Old Store is a rare find.

Our vendors have enjoyed having a holiday home on the coast, where the town has much to enjoy and the property has a relaxing atmosphere.

If you are seeking open plan living space, where preparing in the kitchen, dining at the table and relaxing on the comfy sofas is a must have, then The Old Store has it all.

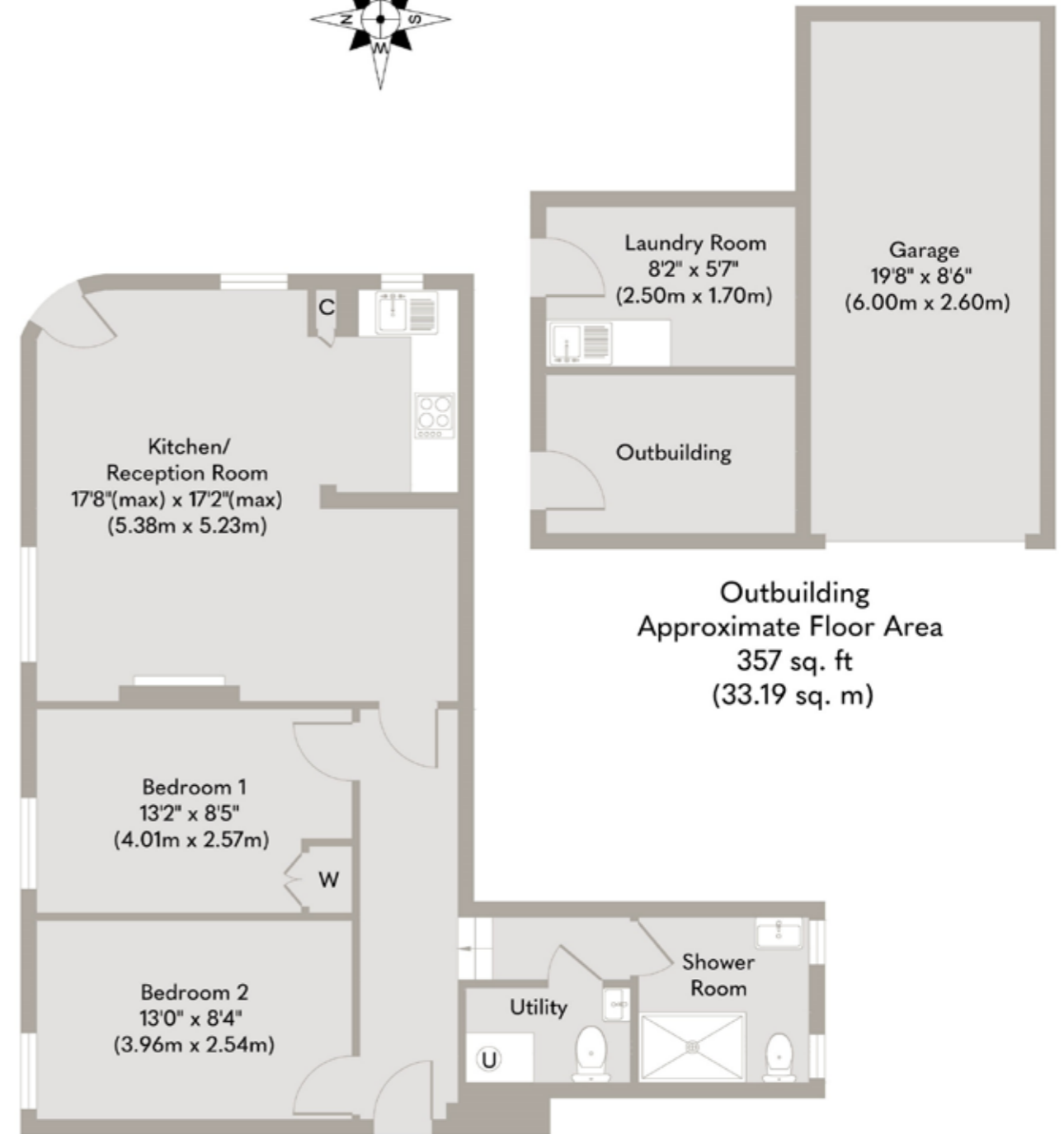
The bedrooms are both doubles and they are beautifully served by the modernised shower room and another separate WC.

The decor in the property is bright and cosy by the fireside. The bonus is the outside space. A garden to enjoy after a day on the nearby beach, when the sunshine continues into the evening. An outbuilding ideal for storage and what most buyers would love, a garage and a parking space.

This is a property where you can arrive, park and walk, to all of the amenities available in this seaside town where much of the character remains

Offered for sale Chain Free, we don't doubt it will be a popular choice, in a perfect location.





Outbuilding
Approximate Floor Area
357 sq. ft
(33.19 sq. m)

Approximate Floor Area
710 sq. ft
(66.34 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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Wells-next-the-Sea

A SWEET AND EXCITING SPOT ON THE NORFOLK COAST

Wonderful Wells-next-the-Sea beckons with its sandy beach and charming candy-striped huts, drawing day trippers and holidaymakers. However, it offers much more for those considering it as a permanent residence.

Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

Behind the bustling harbour, seek out sought-after fishermen's cottages or apartments with sea views in converted buildings. Further afield, discover spacious grand houses and new-build developments ideal for families and downsizers. The town boasts a lively community with schools, a GP surgery, and a library.

Delve into culture at Wells Maltings, a heritage centre with a theatre, cinema, gallery, and café-bar. Browse local galleries like The Staithe Gallery, Gallery Plus, and Quay Art for unique artwork. Explore Nomad and the Bowerbird for homewares, Christopher William Country for country clothing, and Ele and Me for eco-friendly children's items. For culinary delights, visit Arthur Howell's traditional butcher or The Real Ale Shop at Branthill Farm.

Dine at The Globe Inn or Crown Hotel for meals overlooking the green, or indulge at Michelin-starred Morston Hall. For a simpler pleasure, enjoy fish and chips from French's on the harbour wall as the sun sets over the water.

Imagine yourself here – could Wells-next-the-Sea be your dream coastal home?



Note from Sowerbys



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SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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

Leasehold. Details to be confirmed.

LOCATION

What3words: ///loafing.searches.flitting

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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