



THE STORY OF

Oyster Catcher

Wells-Next-The-Sea, Norfolk

SOWERBYS





THE STORY OF

Oyster Catcher

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

Genuine Reason For Selling

Immaculate, As New, Static Caravan

Open Plan Living Accommodation

Principal Double Bedroom, En-
Suite Shower Room

Twin Bedroom

Family Bathroom

Sale to Include All Contents

Short Walk to the Beach

Chain Free

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

01328 711711

wells@sowerbys.com





This beautiful static caravan is located on the sought-after Pinewoods site, part of the prestigious Holkham Estate. Sadly, due to personal circumstances, our vendors are having to part with it, having only taken ownership last year.

The caravan is as new and immaculately presented. The spacious, open-plan living area offers a well-equipped kitchen with integrated appliances, a dining area, and a comfortable sitting space. On sunny days, imagine opening the doors onto the bespoke, gated, wrap-around decking - a perfect and secure spot for children and dogs to enjoy.

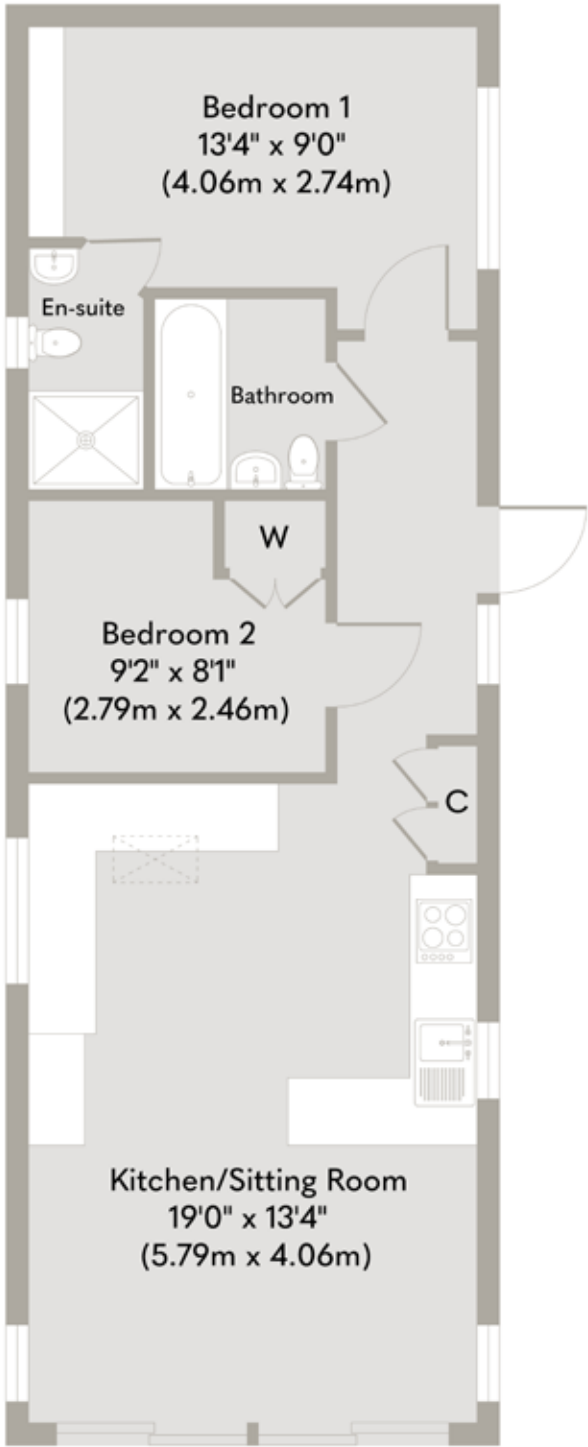
There are two double bedrooms, one boasting an en-suite shower room, the other being served by a family bathroom.

Ample storage is provided throughout, including a lock-up shed, and parking is conveniently located adjacent to the caravan.

With a heavy heart, our vendors are unable to make use of the caravan and have priced it at a considerable loss. It comes beautifully equipped, with all contents included, and the additional investment in the bespoke decking ensures an inviting space to relax outdoors.

Pinewoods offers excellent on-site amenities and is just a short walk from the beach and the iconic pinewoods. For anyone seeking the perfect holiday home, look no further.





Approximate Floor Area
553 sq. ft
(51.40 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.

Copyright V360 Ltd 2025 | www.houseviz.com

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



“On sunny days, imagine opening the doors onto the bespoke, gated, wrap-around decking...”



SERVICES CONNECTED

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

COUNCIL TAX

Band TBC.

ENERGY EFFICIENCY RATING

An EPC is not required for this property.

TENURE

Leasehold.

LOCATION

What3words: ///rationing.will.dumpling

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

