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THE STORY OF

# 2 Flint Drift

*Wells-next-the-Sea, Norfolk*

SOWERBYS





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

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No Upward Chain

Brick and Flint Detached House

Attached Garage

Lounge/Dining Room

Ground Floor Cloakroom

Three Bedrooms

Family Bathroom

Converted Attic Room

Driveway Parking Either Side of the House

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Wells-next-the-Sea is a popular North Norfolk seaside town, where the town and quayside are bustling in season, and the beach and pinewoods are stunning whatever the time of year.

Flint Drift provided the ideal opportunity for its owner to retire to this town in the early millennium years, having always wanted to live by the sea. The property was built on land owned by the Holkham Estate, and the owner worked briefly on the estate during their retirement. They found that it wasn't difficult to become part of a friendly community - or to explore the gorgeous landscapes on the doorstep.

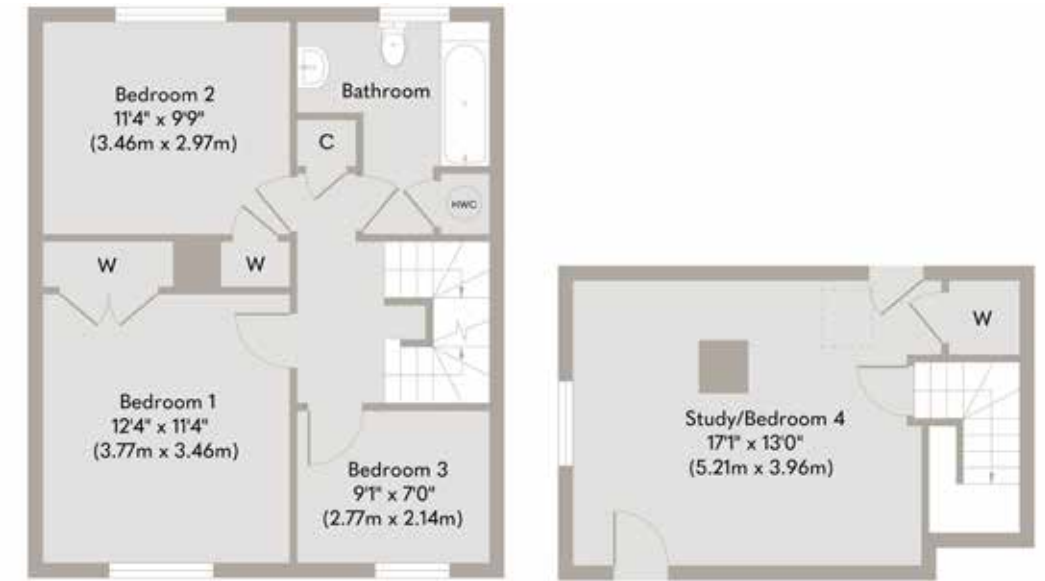
This home has always been a place of warmth and good cheer. There are lovely views from the attic room, which allows sunlight to stream in, and peace and quiet can be found in abundance in the snug living room. The three bedrooms are served by the family bathroom, and for young and old alike, there is a useful downstairs cloakroom.

The outside space provides parking on driveways to either side of the house, and there is also a garage. The gardens wrap around the front, side, and rear. Whilst the property would benefit from some modernisation, our client describes it as cosy, private, and characterful... perfect for its next custodian.









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*



“This is a home which has always been a place of warmth and good cheer...”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 0071-3942-3200-6694-5200

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: ///octagonal.tomorrow.running

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# 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.



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