



Guide Price £250,000*

SUMMARY

FOR SALE BY AUCTION - 21ST MAY - A charming brick and flint end of terrace cottage with a delightful established garden within the sought-after location of Wells-next-the-Sea. The property now needs updating but would make an excellent holiday home or holiday let property.

DESCRIPTION

The property is a brick and flint terrace cottage at the end of a charming terrace within Wells-next-the-Sea. The property is accessed from the road via a pedestrian path and it benefits from far reaching views to the front. The property is now in need of updating but offers huge potential. It would make a delightful holiday home/let as others are in the row and benefits from a long c210ft garden.

There is a glazed porch on the front with a door leading to the kitchen. There is an inner lobby giving access to the bathroom. The double aspect sitting room is to the rear with stairs to the first floor and a door to the conservatory which overlooks the garden. On the first floor are three bedrooms. A decked terrace wraps around the front of the property with access to the side leading to the rear garden. The rear garden has an array of established shrubs, trees and sheds and offers huge potential to create a delightful space.

LOCATION

Wells-next-the-Sea is a thriving coastal town in an Area of Outstanding Natural Beauty. With a unique variety of independent shops, arts/theatre/cinema, bustling harbour, acres of wild salt marshes, creeks and an extensive golden sandy beach, it's no wonder The Times named Wells as one of the best places to live in the country. It's famous brightly painted beach huts and pine tree woods frame the beach with Holkham nature reserve beyond.

This beautiful stretch of coastline is perfect for walking, cycling, sailing, water sports, birdwatching, golf, dark sky star gazing and more. The town has a fascinating history as a significant fishing port as well as a lively local community that offers a Dr's surgery, Post Office, Vets, Library, Gym/swimming pool/ tennis courts, supermarkets, petrol station and many shops, cafes, restaurants and pubs. There's a Nursery, Primary and High school all rated 'Good' by Ofsted with Gresham's and Beeston public schools a half hour drive away. Kings Lynn (29 miles) offers a mainline station to Cambridge and London Kings Cross.





SERVICES

Gas fired central heating. Mains electrics, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

North Norfolk District Council
Council Tax Band B

ENERGY EFFICIENCY

D Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

AGENT'S NOTES

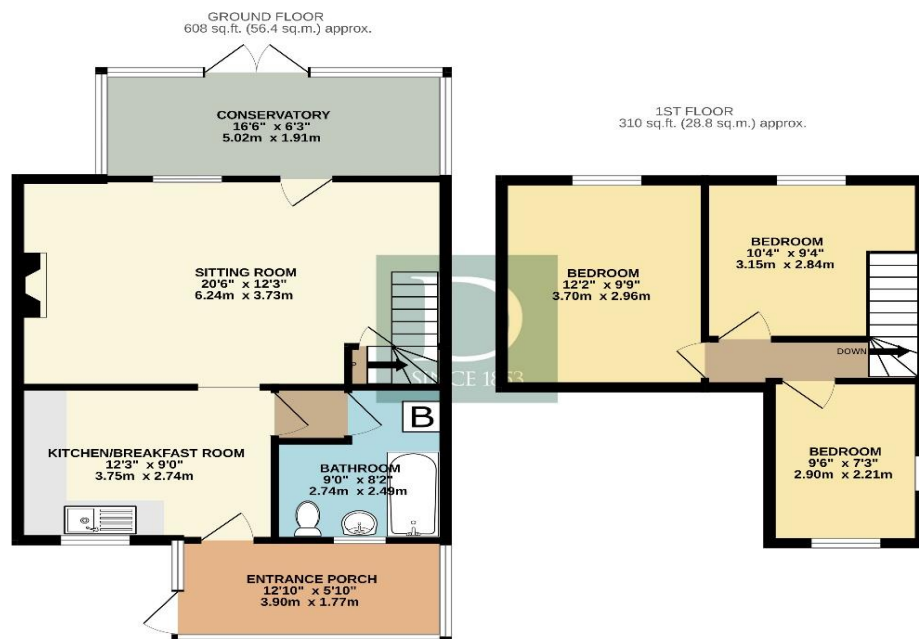
- 1) The property has on street parking with pedestrian access to the front of the property.
- 2) The neighbouring two properties have a pedestrian right of way to access their rear gardens. However, we have been informed it has very rarely been exercised during the vendor's ownership.
- 3) The legal pack can be provided upon request.

SOLICITORS

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TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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