



CORWELL HOUSE

East End, Wells-Next-the-Sea, Norfolk, NR23 1LD
Guide Price £600,000





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DESCRIPTION

Corwell House is believed to be the very first house built on East Quay in around 1678 during the reign of King Charles II. This handsome house has been in the custodianship of one family for three generations and is coming to market for the first time in 59 years.

Nestled just back from the quay and a few minutes' walk from the centre of Wells, yet in a quiet and tranquil spot away from the madding crowd. Corwell House has the enviable assets of a large double garage for parking and a charming South facing garden.

With accommodation over three floors and a charming brick & flint facade, the property offers four or five bedrooms, kitchen with walk-in pantry, living room featuring a wood burning stove and bathroom with separate WC.

Whilst the fabric of the house has been well-maintained, the interior is now in need of complete modernisation and presents new owners with a blank canvas to create a wonderful home.

On entering the house, you are welcomed into a good sized kitchen which features an original solid fuel Raeburn oven, with a walk-in pantry. The bathroom and WC are off the kitchen. The sitting room is another well proportioned room with a fireplace and modern wood burning stove, window and door out to the garden.

On the first floor there is a hallway with three bedrooms off and a door up to the loft bedroom. The principal bedroom on this floor is a great size, with a window overlooking the garden and a door up to one of the loft rooms. There is a second double bedroom with a window out to the garden and a single room with a window to the rear.

There are two loft rooms, the first off the first floor hallway is ideal as a bedroom with exposed original beams and floorboards, there is a lovely view of the harbour from one window and a Velux flooding the room with natural light. The other room is accessed from the principal bedroom below and again has wonderful exposed beams, floorboards and two windows bringing in natural light. This flexible space could be a further bedroom, home office, play room or storage.





OUTSIDE

Corwell House can be accessed on foot from the quay, between the houses, or from the garage, which is approached by a lane to the other side with vehicular access.

The South facing garden has fantastic potential and has been cleared by the current owners. There is a mature fig tree and some other mature plants remaining.

The modern garage, built in 2014 is accessed across the garden and offers ample space for parking and workshop space. This double skin building is well insulated has a concrete floor and hardwood folding doors to the front. It has electricity and water and there is a space already created to fit a WC/bathroom facility if required.

LOCATION

Corwell House is situated a few steps from the East Quay, within easy walking distance of all the vibrant seaside town has to offer, yet tucked away in a quiet and tranquil spot, away from the madding crowd.

Wells-next-the-Sea is a super popular holiday destination which has a thriving permanent resident community and working fishing fleet. There is a lovely mixture of independent boutiques, galleries, food shops and cafes located along Staithe Street, which runs from the harbour up to the Buttlands, home to the famous Crown Hotel and The Globe, perfect for a spot of lunch or supper when you get back from the beach.

Wells Beach is renowned in Norfolk and beyond for its endless sand and row of pretty beach huts that back onto the pinewoods. Walk for a couple of miles or so along the golden sands and you'll end up in Holkham. Whether you decide to sunbathe, swim, fly a kite or build a sandcastle, Wells beach has something for everyone.

For wildlife lovers, wading birds can be seen on the foreshore, including terns, oystercatchers and avocets. If you're lucky you can even spot common and grey seals basking in the sun.

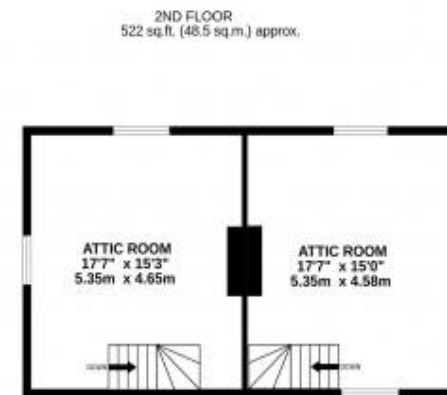
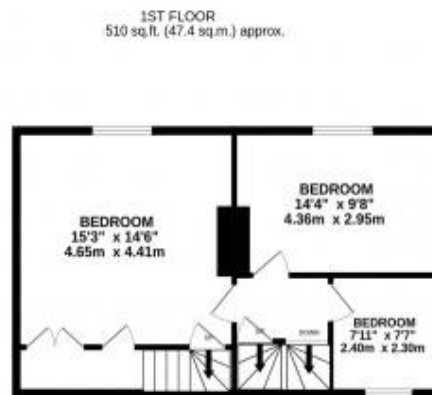
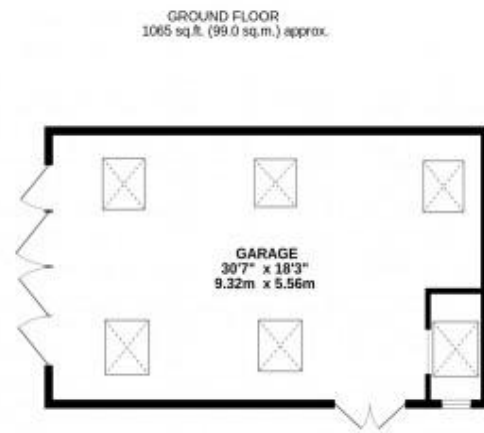
There is a car park and wonderful beach cafe just behind the pinewoods, so if the stroll out to the beach from the harbour is a bit much carrying all the beach gear, you can drive up and walk over the dunes to the beach.

Wells has so much to offer for both residents and visitors, it's the perfect base to explore both the West and East sides of the North Norfolk coastline and plenty to do if you decide not to leave at all!









CORWELL HOUSE, WELLS-NEXT-SEA

TOTAL FLOOR AREA : 2098 sq.ft. (194.9 sq.m.) approx.

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