



1-2 BARN COTTAGES

Shop Lane, Wells-next-the-Sea, Norfolk, NR23 1AW
Guide Price £525,000





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DESCRIPTION

1- 2 Barn Cottages is a clever conversion of an original steam engine shed and dates back to the early 19th Century. Tucked away in the heart of the super popular seaside town of Wells-next-the-Sea and located just a two minute walk from the quay, this flexible single storey home was originally configured as two cottages and now offers comfortable living as one residence, with the option to create a holiday annexe.

There is a generous entrance hall with ample space for coats and boots which leads, across the central hallway to the open plan kitchen / dining / living room. This lovely room, with engineered oak flooring throughout, features an elevated kitchen area, which looks out over the room and a dining and living space which is arranged around the wood burning stove. The kitchen has a range of modern fitted units and an island looking out into the room, integrated double oven and grill, dishwasher and electric hob, a ceramic sink and laminated worktops with a window looking out to the front of the property.

Accessed from this room is the first bedroom, the smaller of the bedrooms but still a good size, with an ensuite shower room off. The ensuite features a walk in shower, tiled floor with underfloor heating, WC, heating towel rail and wash hand basin.

Along the central hallway is the second bedroom, a good sized double room with French doors out to the courtyard garden.

At the end of the hallway is the main sitting room / bedroom three. A lovely room, spanning the width of the property, with a wood burning stove, French doors out to the covered seating area and courtyard garden. The utility room and family bathroom are accessed from this room and there is a door leading out to the side of the property for separate access. The utility room comprises a sink and drawers, wall cupboard, worktop with space and plumbing under for a washing machine, tumble dryer space and a rooflight window.

The family bathroom has a Jacuzzi bath with shower mixer tap, wash hand basin with vanity unit, WC, heated towel rail and underfloor heating. Were it to be of interest, there would be scope to turn this area into a holiday let studio, with the utility room as a kitchen and separating the hallway access and part of the outside area. Or equally, creating a principal bedroom suite from the sitting room and using the open plan room as the main living space.



OUTSIDE

There is a fully enclosed courtyard garden area accessed from both the sitting room and the second bedroom, with a fantastic, covered seating area to one end. This is a charming sunny spot to enjoy sitting out with a book or a morning coffee.

Barn Cottages is located on an unadopted lane with unrestricted parking to the front of the property. There is an alleyway to one side of the property, allowing access to the side door leading into the sitting room and also to 3 Barn Cottages, a separate small cottage at the end, which is attached to 1 Barn Cottages.

HOLIDAY LET OPPORTUNITY

1 Barn Cottages was originally two separate properties and could be returned to this arrangement, creating a holiday studio apartment with its own access from the side.

All three of the Barn Cottages have been very successful holiday lets in the past and whilst this property is currently a main residence, the third of the cottages is still operating as a holiday rental.

LOCATION

1 -2 Barn Cottages is located just a few minutes' walk from the East Quay, within easy walking distance of all the vibrant seaside town has to offer.



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.

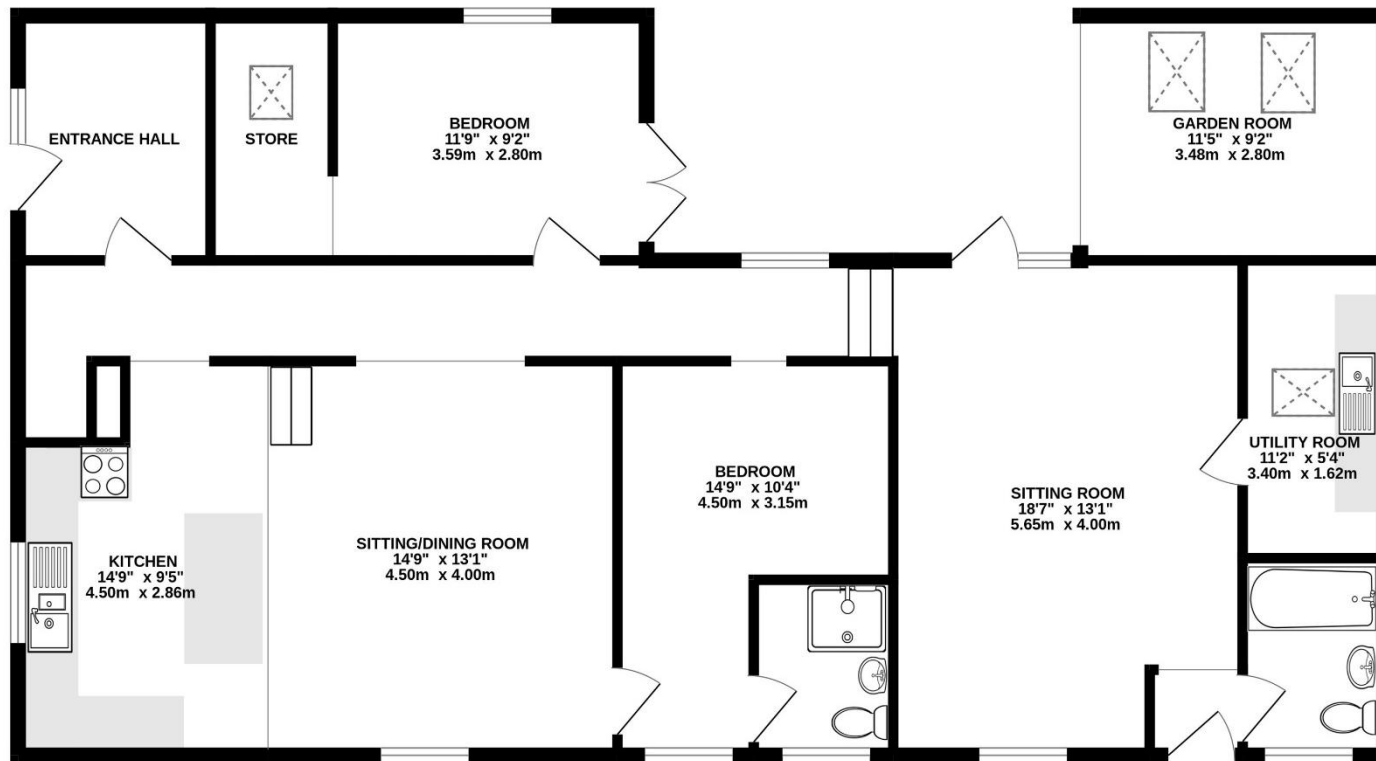
For wildlife lovers, wading birds can be seen on the foreshore, including terns, oystercatchers and avocets. If you're lucky you can even spot common and grey seals basking in the sun.

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!







BARN COTTAGE, WELLS

TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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