



Introducing
Manor Farmhouse
Wells-Next-The-Sea

SOWERBYS

Upon arrival at Manor Farmhouse, prospective tenants are welcomed into a grand entrance hall which leads to the sprawling ground floor accommodation.

Having been recently renovated, the contemporary fitted kitchen, home to a wealth of both cupboard and worktop units, is perfect for those looking to display their culinary skills. The kitchen has designated space for all traditional white goods and benefits from a neighbouring utility room.

Flooded with natural light, the versatile sitting room boasts adequate dimensions for all desired furnishings. Complete with an open fireplace, the sitting room enjoys an aspect of the beautifully landscaped surrounding gardens, providing a real sense of tranquillity. The reception space is extended further by the adjacent formal dining room, lending itself to entertainment throughout all times of the day.

Completing the ground floor accommodation is a cloakroom with a wash basin and WC, in addition to a cellar providing much-desired storage space.

Stairs located in the entrance hall lead to the first-floor bedroom and bathroom accommodation.

The principal bedroom at Manor Farmhouse is an extensive double room which, looking out over the surrounding gardens, benefits from an ensuite comprising a shower, wash basin, and WC. Both the second and third bedrooms are again versatile double rooms complete with ensuite shower rooms. The fourth bedroom is another comfortable double room allowing for all desired furnishings.

Complementing the bedrooms, the family bathroom features a shower, bathtub, a wash basin, WC, and a heated towel rail.

Manor Farmhouse is approached via a private gated gravel driveway providing ample parking for up to eight vehicles.

The beautifully landscaped surrounding gardens feature low-maintenance lawns, a generous patio area, dual timber structure storage sheds, multiple brick-built outhouses, and an array of mature shrubbery.

Available now on an initial 12-month tenancy.

Wells-next-the-Sea

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?

Agents Note

Unfurnished.

Available now.

Pets by negotiation.

Gas central heating.

12 Month initial tenancy.

Council Tax

Band F.

Energy Efficiency Rating

E. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

Location

What3Words: [///importers.actual.eggs](https://www.what3words.com/#!/importers.actual.eggs)



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

