



Peterstone Cottages
Wells-next-the-Sea

SOWERBYS

Upon arrival at the cottage, prospective tenants are immediately welcomed into a utility room, which offers space for a washing machine and leads to the well-proportioned ground floor accommodation. The modern fitted kitchen, home to an abundance of both cupboard and worktop units, is ideal for those looking to display their culinary skills. Offered with an integral electric oven, hob, and a dishwasher, the kitchen also has designated space for a fridge freezer.

Bathed in natural light, the cosy sitting room provides versatile dimensions for all traditional furnishings and is complete with an operational wood burner. Neighbouring the sitting room is the family bathroom, which comprises a shower over bath, wash basin, WC, and a heated towel rail.

Stairs in the hallway lead prospective tenants to the first-floor bedroom accommodation. The principal bedroom within the cottage is a spacious double room allowing for all traditional furnishings. Both the second and third bedrooms are comfortable double rooms enjoying a picturesque countryside aspect.

The cottage is approached via a gravel driveway providing parking for three vehicles. The private enclosed gardens feature low-maintenance lawns, a brick-built outhouse, 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?

AGENT NOTE

Unfurnished.
Available now.
Oil central heating.
Pets by negotiation.
12 month initial tenancy.

COUNCIL TAX

Band B.

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: [///hint.surfed.chuck](https://www.what3words.com/?q=///hint.surfed.chuck)



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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