



INTRODUCING

# 8 Chapel Yard

*Wells-next-the-Sea, Norfolk*

SOWERBYS



THE STORY OF

# 8 Chapel Yard

Wells-next-the-Sea  
NR23 1BJ

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Recently Modernised  
End of Terrace Cottage

Great Location Within  
Wells-next-the-Sea

Spacious First Floor  
Arrangement with 1  
Double Bedroom

Stylish First Floor Bathroom

Character Property with  
a Contemporary Finish

Grade II Listed Cottage

Sold with No Onward Chain

Successful Holiday Let

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Tucked away in the heart of sought-after Wells-next-the-Sea, 8 Chapel Yard is a beautifully presented end-of-terrace cottage that has been thoughtfully refurbished to create a stylish and comfortable coastal retreat. Perfectly blending character with contemporary living, this charming one-bedroom home is ideal as a permanent residence, weekend escape, or holiday investment, and has also proven to be a successful holiday let.

The property welcomes you into a light and inviting sitting room, offering a cosy yet airy space to relax and unwind. To the rear, the fully modernised kitchen has been cleverly designed with both practicality and style in mind, complete with space for a small dining table and a rear door leading out to the alleyway behind.

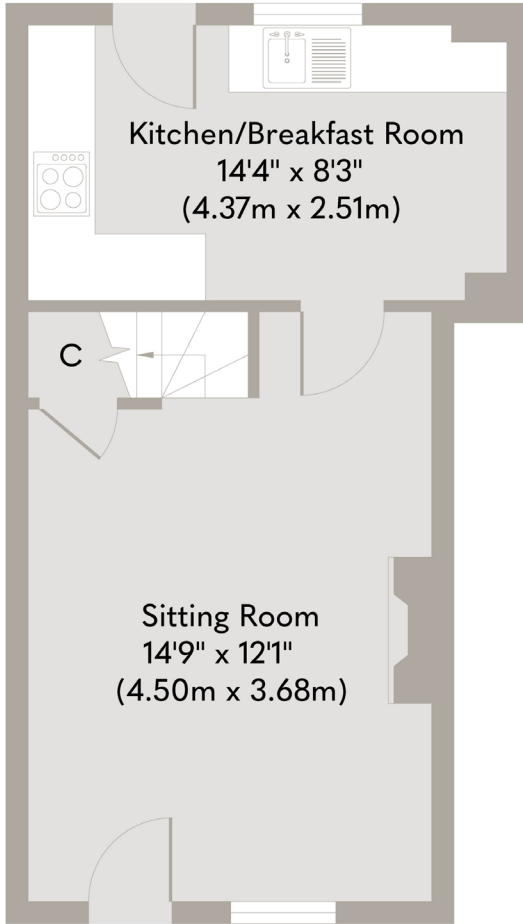
Outside, the delightful front patio provides the perfect spot for morning coffee or evening drinks, with space for table and chairs to enjoy the peaceful surroundings. While there is no allocated off-street parking, Chapel Yard tends to offer convenient resident parking directly outside the respective properties.

Upstairs, the current owner has thoughtfully reconfigured the layout to create a generously sized double bedroom alongside a beautifully appointed modern bathroom, a rare and highly desirable feature for cottages of this style, where bathrooms are often located downstairs. Whilst the former single bedroom has been removed, the result is a far more spacious and luxurious first-floor arrangement, enhancing both comfort and usability.

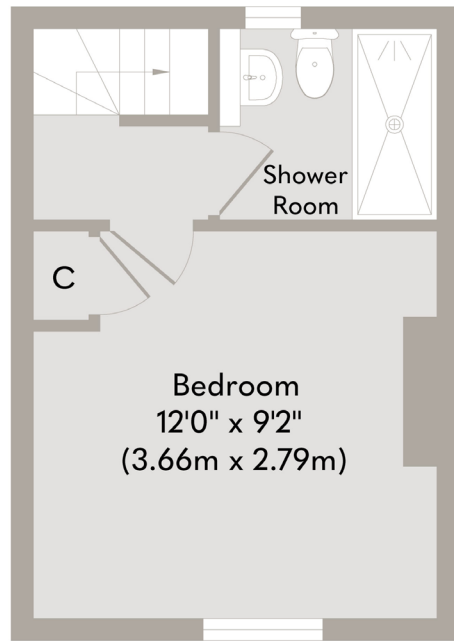
Beautifully finished throughout and ready to move straight into, 8 Chapel Yard offers an exceptional opportunity to enjoy relaxed coastal living just moments from the quay, beach, and independent shops and eateries that make Wells-next-the-Sea such a special place







**Ground Floor**  
 Approximate Floor Area  
 336 sq. ft  
 (31.21 sq. m)



**First Floor**  
 Approximate Floor Area  
 213 sq. ft  
 (19.78 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Wells-next-the-Sea

A SWEET AND EXCITING SPOT ON  
THE NORFOLK COAST

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?



*Quote from Sowerbys*



“A rare opportunity to own a stylish and spacious coastal cottage in the heart of sought-after Wells-next-the-Sea.”



**SERVICES CONNECTED**

Mains water, electricity and drainage. Gas central heating.

**COUNCIL TAX**

Band B

**ENERGY EFFICIENCY RATING**

To be confirmed.

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

**TENURE**

Freehold.

**LOCATION**

What3words: ///nicknames.lasted.rips

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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