

THE STORY OF

# The Moorings

*Wells-next-the-Sea, Norfolk*

SOWERBYS

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# The Moorings

19 Mainsail Yard, Wells-next-the-Sea
NR23 1FD

Three-Bedroom, Two-Bathroom Coastal Home

Off Street Parking

Set Within the Mainsail Yard Development

Generous Principal Bedroom with En-Suite Shower Room

Sea Views from the Top Floor

Low Maintenance Rear Terrace

Successfully Operated as a Holiday Let

Offered for Sale with No Onward Chain

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The Moorings is a wonderfully positioned three-bedroom home, set within the quaint Mainsail Yard development just off Freeman Street in the heart of Wells-next-the-Sea. Arranged over three floors, this appealing property combines generous, well-planned accommodation with the added benefits of off-street parking, a south-facing sitting room and sea views from the top floor. Currently operating as a successful holiday let and offered for sale with no onward chain, it presents an excellent opportunity for those seeking a coastal home, a main home or an established holiday let investment.

The ground floor offers a welcoming entrance hall, providing access to a particularly useful utility and storage room. With double doors opening directly onto the driveway, this versatile space is ideally suited to the practicalities of coastal living, whether used for storing paddle boards, bicycles and beach equipment or simply as valuable everyday storage. The kitchen and dining room sit alongside, with a door opening directly onto the rear terrace.

Moving to the first floor, the spacious sitting room is a real highlight. Generously proportioned and filled with natural light from its south-facing window elevations. The Juliet balcony adds to the sense of light and openness, while the room's size provides plenty of flexibility for both everyday living and entertaining. Completing this floor is the generous principal bedroom, complemented by its own en-suite shower room.

The second floor provides two further bedrooms, alongside a separate bathroom. Sea views from this upper level provide a lovely reminder of the property's coastal setting.

With its versatile three-storey layout, off-street parking, useful storage, sea views and established holiday letting history, The Moorings offers a compelling combination of lifestyle and investment potential in one of North Norfolk's most sought-after coastal towns. The property is offered for sale with no onward chain.



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Just moments from the heart of Wells-next-the-Sea, with everything that makes this coastal town so appealing close at hand.









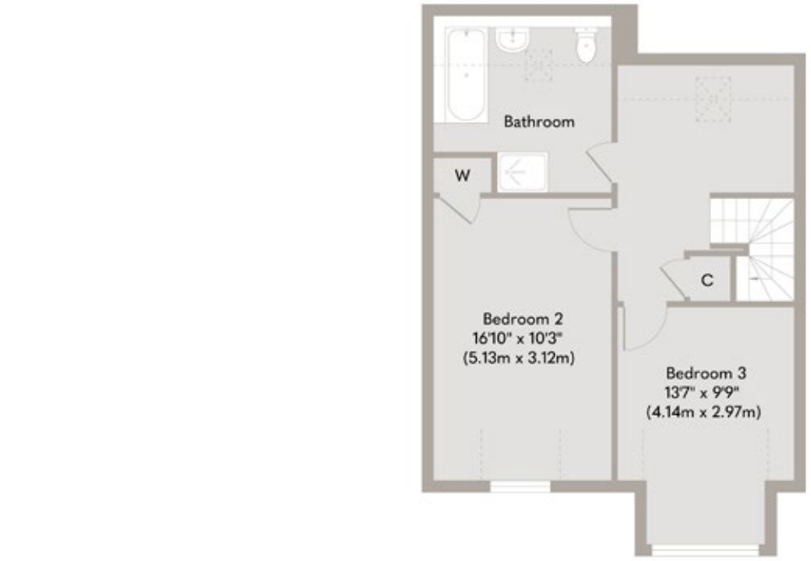




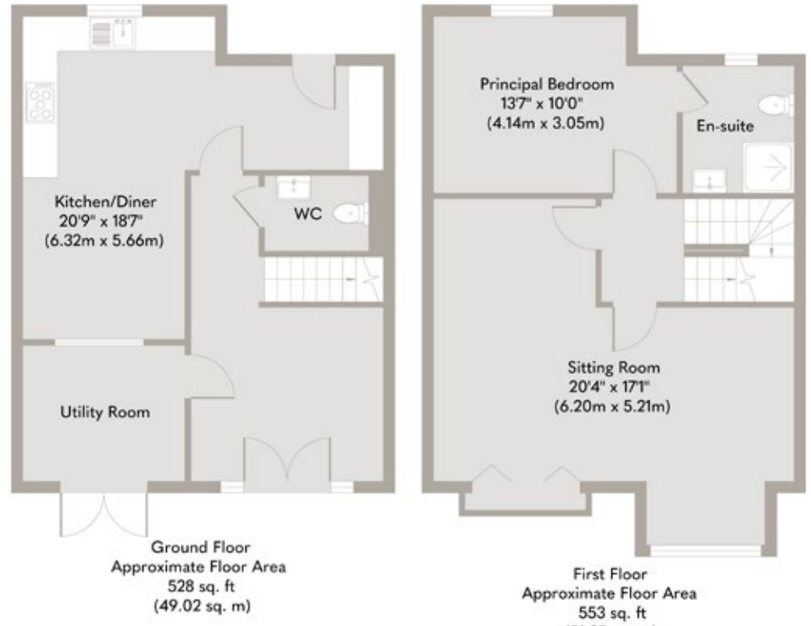









Second Floor
Approximate Floor Area
553 sq. ft
(51.35 sq. m)




Ground Floor
Approximate Floor Area
528 sq. ft
(49.02 sq. m)

First Floor
Approximate Floor Area
553 sq. ft
(51.35 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.

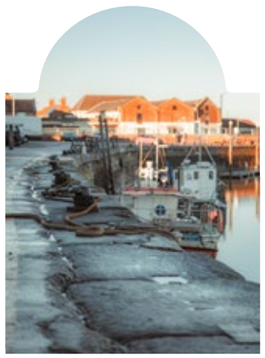
Behind the bustling harbour, seek out sought-after fishermen's cottages or apartments with sea views in converted buildings. Further afield, discover spacious grand houses and new-build developments ideal for families and downsizers. The town boasts a lively community with schools, a GP surgery, and 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?







*Note from Sowerbys*



"A coastal home in the heart of Wells-next-the-Sea, with the sea never far from view."

### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

C. Ref:- 0348-5075-7285-5613-5980

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: ///petty.hails.grove

These particulars and measurements whilst 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

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.

mind Norfolk and Waveney | FINNBARS FORCE

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