



Introducing
Shrublands, Wells-Next-The-Sea

SOWERBYS

Situated in the heart of the highly sought-after North Norfolk coastal town of Wells-next-the-Sea, Tinkers Cottage is a charming detached bungalow offering spacious, high-quality accommodation throughout. Within easy walking distance of the bustling high street and scenic seafront, the property is ideally positioned to enjoy all the lifestyle benefits the area has to offer.

The accommodation comprises three well-proportioned double bedrooms, including a generous principal bedroom with en-suite shower room, alongside a modern fully fitted kitchen, a spacious sitting room and a family bathroom.

Upon entering, the welcoming entrance hall provides access to all areas of the bungalow and benefits from multiple built-in storage cupboards. The modern kitchen is well appointed with ample worktop and cupboard space, making it ideal for everyday cooking and food preparation. Integrated appliances include a fridge, freezer, washing machine, electric oven, electric hob and microwave.

The sitting room is of impressive proportions, offering comfortable space for a full range of furnishings and providing flexibility to accommodate a dining table if desired. Large windows allow natural light to flood the room, creating a bright and inviting living space.

The principal bedroom is a comfortable double room with fitted wardrobes and a well-presented en-suite shower room comprising a shower, wash basin, WC and heated towel rail. The second and third bedrooms are also generous double rooms, both benefitting from fitted storage and offering excellent versatility, whether used as bedrooms, guest rooms or a home office.

The family bathroom completes the internal accommodation and is fitted with a bath, wash basin and WC.

Externally, Tinkers Cottage enjoys a private, enclosed rear garden, mainly laid to lawn and providing ample space for outdoor furniture and enjoyment. The property further benefits from a single garage with electricity, as well as a substantial timber outbuilding, also with power, offering excellent additional storage.

The bungalow is double glazed throughout, heated by gas central heating and will be available from 20th March 2026.

WELLS-NEXT-THE-SEA

Wells-next-the-Sea is a highly sought-after coastal town set behind a picturesque harbour along the stunning North Norfolk Coast. Renowned for its wide sandy beach - voted Best British Beach of the Year 2016 by The Times - the town offers a distinctive blend of natural beauty, heritage and vibrant coastal life.

The town itself is characterised by a charming network of narrow streets, historic alleys and traditional yards, home to an excellent selection of independent shops, pubs and cafés. Its architectural character is enhanced by an impressive collection of Georgian and Victorian buildings, many of which are listed.

Wells-next-the-Sea is well served by local amenities, including a doctors' surgery, library, community hall and both primary and secondary schools. For those drawn to the water, the town offers a unique waterside pub, an active fishing fleet and a thriving sailing club centred around the historic quay.

Situated within an Area of Outstanding Natural Beauty at the heart of the Heritage Coast between Hunstanton and Weybourne, the surrounding landscape is particularly appealing. The beach, backed by pine woods, sand dunes and iconic colourful beach huts, can be reached on foot, by car or via the charming miniature steam railway that runs from the harbour.

AGENTS NOTES

Unfurnished
Pets By Negotiation
Gas Central Heating
Available 20th March
12 Month Initial Tenancy

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. 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: ///desiring.spider.husband



SOWERBYS

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