



THE STORY OF

# Hollybank House

*Wells-Next-The-Sea, Norfolk*

SOWERBYS





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# Hollybank House

Standard Road, Wells-Next-The-Sea, Norfolk  
NR23 1JY

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Outstanding Former Merchant's  
House Dating Back to 1500s

Grade II Listed

Far Reaching Views over the Quay

Three Double Bedrooms and Three  
Bathrooms in the Main House

Further One Bed, One Bath Annexe

Front Courtyard Garden

Beautifully Landscaped South Facing Rear Garden

Sold with No Onward Chain

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Grade II listed former merchant's house effortlessly blends period charm with thoughtful modern living. Rich in character, the property tells a story at every turn, from its origins as a merchant's house, to its later transformation into two fishermen's cottages in the 18th century, and now, its current stature as a beautifully unified coastal home.

Inside, the house offers a warm and inviting layout. The impressive sitting room is a particular highlight, centred around a striking inglenook fireplace that creates a cosy, atmospheric heart to the home. A separate dining room provides an elegant setting for gatherings, while the well-appointed kitchen offers practicality, with easy access to the outside space.

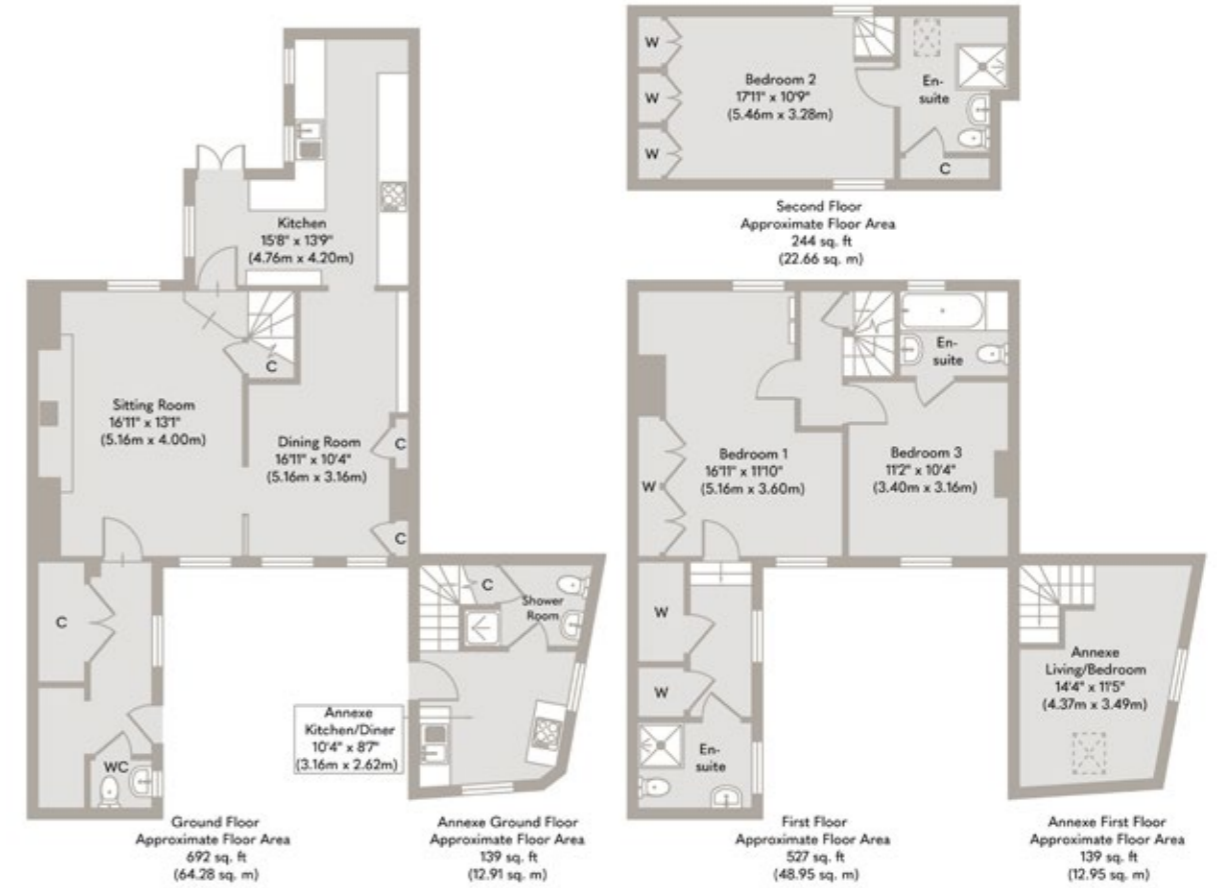
Double French doors open onto a wonderfully private, south-facing patio, leading to beautifully landscaped gardens. Enclosed on two sides by traditional brick and flint walls, the garden enjoys an almost walled-garden feel, an idyllic suntrap and a peaceful retreat just moments from the quay.

Upstairs, three generous double bedrooms each benefit from their own en-suite, and captivating views stretch out across the quay.

In addition, Hollybank House benefits from 'Gooseye', a charming one-bedroom self-contained annexe. Currently run as a successful holiday let, it provides an excellent opportunity for additional income, while also offering flexible accommodation for visiting friends and family.

Hollybank House is a rare and special offering, an atmospheric period home with a fascinating heritage, exceptional outdoor space, and an enviable position overlooking one of Norfolk's most picturesque coastal settings.





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.

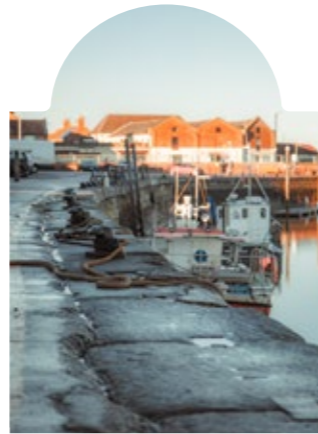
Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

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 beautifully unified coastal home.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

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: ///ignore.rush.september

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# SOWERBYS

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