



SOWERBYS

ARCH HOUSE

50 Mill Road, Wells-next-the-Sea,
Norfolk, NR23 1DB



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Norfolk, NR23 1DB

- Successful Bed & Breakfast Business
- Iconic Building Within the Town
- Grade II Listed
- Ten Delightful Bedrooms, all With En-Suites
- Private Courtyard
- Beautiful Two Bedroom Self-Contained Bungalow
- Car Park

Wells-next-the-Sea Office

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Arch House is located within a short walk of the town and its quay. Currently running as a successful bed and breakfast business, it provides a rare opportunity to live on site in the beautiful attached two bedroom self-contained bungalow.

The curved wall to the front of the property forms part of the walled front garden and the gated access to the front entrance door, in the oldest part of the building. The kitchen and divided dining rooms can be found off the hall, alongside a ground floor bedroom and the conservatory reception. Four further en-suite bedrooms are available in the main building, with the delightful two storey, 'Crows Nest' which makes for a family room with far reaching views from the historical lunette window on the top floor.

Moving away from the main building are the further five rooms, accessed via the pretty courtyard. Of these five rooms, one of them is accessed via a staircase to its first floor, providing a feeling of space and being tucked away. The bedrooms are all beautifully complemented by en-suites, some of which have been more recently upgraded and there is space within the bedrooms to sit and watch television.

The latest addition of the attached self-contained bungalow is a perfect oasis both within the confines of the main property and the town location. What could be better than running your own business and having your perfect home alongside. It is accessed via a gated entrance, making it a private, enclosed courtyard garden with its paved patio and sunken hot tub.

Once inside the bungalow there is a feeling of space and light. The reception hall gives access to one of the two double bedrooms, which is served by the adjacent shower room. The main living area is a triumph with its vaulted ceiling and two sets of double doors feeding onto the courtyard. It is both spacious and cosy in the cooler months with the addition of the gas fired, wood-burner effect stove. The kitchen is both generously and practically fitted, with its glorious arched window. The space to the living area allows dining and generous sitting space. Beyond the open-plan living area is the second of the double bedrooms, complemented by a walk-in wardrobe and a neatly tucked away laundry room. On a split level there is a study area and further bathroom.

The outside space further boasts a shingled car park, with space for each of the rooms and the owners. From the car park, the property is accessed via a pretty brick built storage area, allowing guests to walk through to the courtyard and reception entrance. Arch House is indeed a unique opportunity and for those interested parties, we can share the most recent full years accounts.













WELLS-NEXT-THE-SEA

Wells-next-the-Sea is a small popular town set behind a small harbour on the beautiful North Norfolk Coast and its beach was voted The Best British Beach of the Year 2016 by The Times. The town has a maze of narrow streets, old alleys and yards, filled with shops, pubs and cafes and there are many listed and impressive Georgian and Victorian buildings. The town has a doctors' surgery, library, community hall and primary and secondary schools, and, for those that enjoy the water a public house on a boat. Wells-next-the-Sea is within an Area of Outstanding Natural Beauty at the heart of the Heritage Coast between Hunstanton and Weybourne. The beautiful sandy beach, with its pine trees, sand dunes and colourful beach huts, can be reached by a pleasant walk, car or by using a miniature steam train from the harbour, alternatively you could just enjoy the Quay with its active fishing fleet and sailing club. Both Wells-next-the-Sea and Holkham Woods are designated Nature Reserves, and walkers and birdwatchers enjoy the North Norfolk Coastal Path, creeks and marshes.

SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

The property is currently business rated.

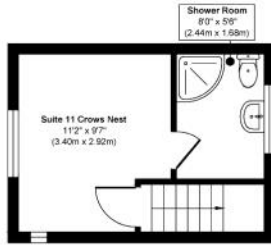
ENERGY EFFICIENCY RATING

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

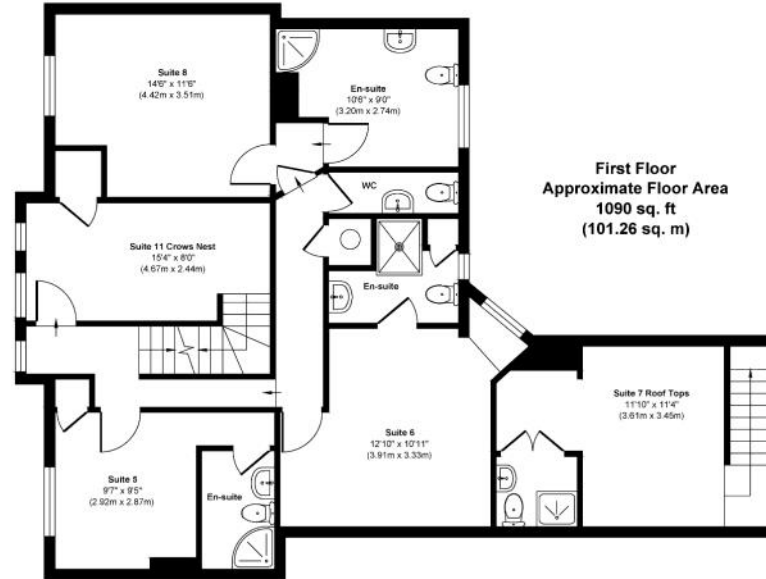


These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection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

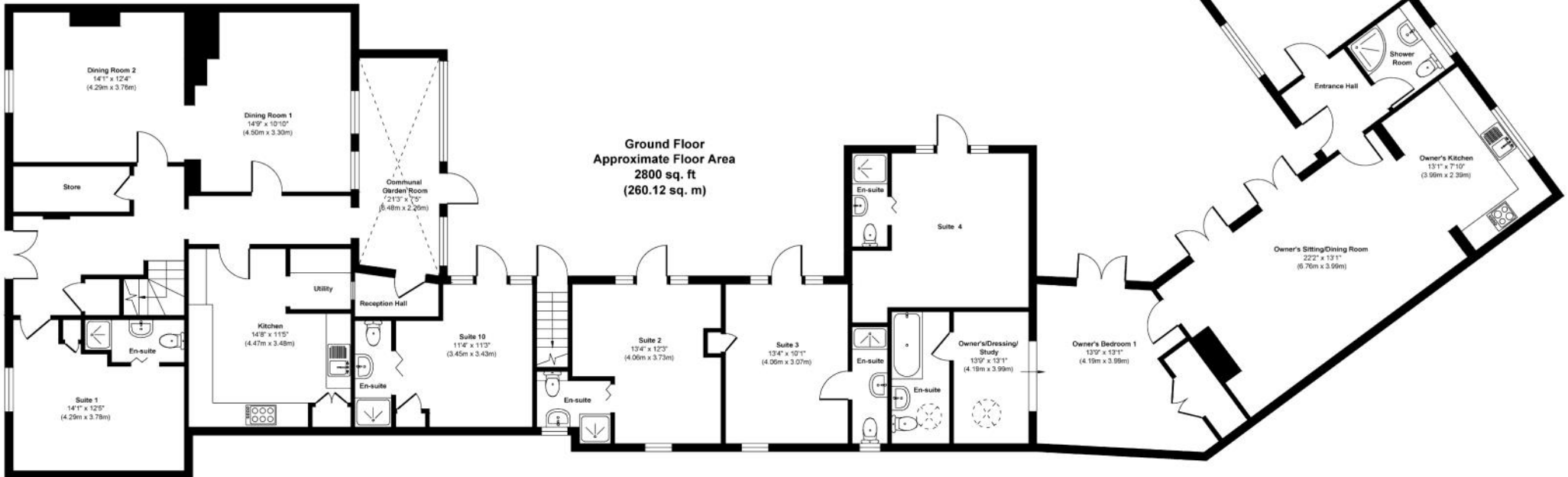
Second Floor
Approximate Floor Area
172 sq. ft
(15.97 sq. m)



First Floor
Approximate Floor Area
1090 sq. ft
(101.26 sq. m)



Ground Floor
Approximate Floor Area
2800 sq. ft
(260.12 sq. m)



Approx. Gross Internal Floor Area 4062 sq. ft / 377.35 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



SOWERBYS
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