

SOWERBYS

Norfolk Property Specialists



Fielden Cottage

Bases Lane, Wells-next-the-Sea, NR23 1BT

Asking Price Of £450,000



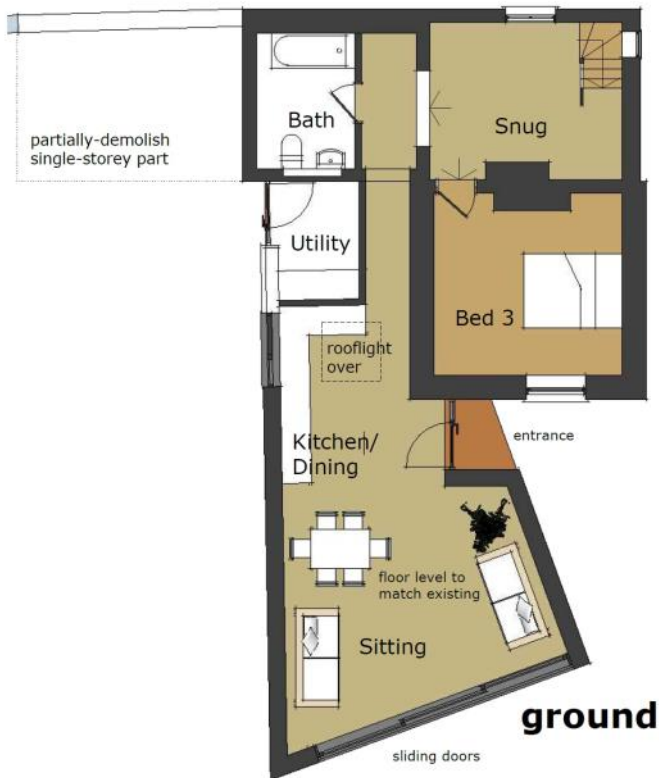
Viewing by appointment with our
Wells-next-the-Sea Office 01328 711711 or wells@sowerbys.com

FIELDEN COTTAGE

Sowerbys are delighted to offer to the market Fielden Cottage, an extremely rare renovation opportunity in the ever-popular seaside town of Wells-next-the-Sea. The property, which is located a short walk from the Quay, has full planning permission to alter and extend the existing two bedroom cottage to create a three bedroom, two bathroom property, that perfectly blends the traditional visage of the cottage with a contemporary single storey extension. Once completed the cottage will offer a delightful open plan kitchen, dining and living space, utility room, snug, bedroom and bathroom to the ground floor. As well as two further bedrooms, one with en-suite shower room, to the second floor. Outside the property will further benefit from a south facing rear garden and two dedicated parking spaces.

KEY FEATURES

- Full Planning Granted for Delightful Cottage Offering–
- Three Bedrooms, Two Bathrooms
- Snug
- Utility Room
- Open Plan Kitchen, Dining & Living Area
- South Facing Rear Garden
- Two Off Road Parking Spaces
- Short Walk From Quay



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

To be confirmed

COUNCIL TAX

Band to be confirmed.

AGENT'S NOTE

The adjacent former garden to Fielden Cottage has been granted planning permission for three terraced properties to be built. Vehicular access to Fielden Cottage will be to the rear via Russell Close. There is an option for the current developer to complete the proposed build on your behalf, subject to contracts and at additional cost.

Viewing by appointment with our Wells-next-the-Sea Office:
The Granary, The Quay, Wells-next-the-Sea, Norfolk, NR23 1JT
01328 711711 • wells@sowerbys.com



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.

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