



THE STORY OF

The Normans

Wells-next-the-Sea, Norfolk

SOWERBYS



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1 Invaders Court, Standard Road, Wells-next-the-Sea, Norfolk
NR23 1JW

Historic Grade II Listed Town House

Wealth of Original Features

Panoramic Views Over Wells Harbour

Vaulted Contemporary Kitchen/Breakfast Room

Three Principal Reception Rooms

Six Bedroom Suites

Enclosed Private Walled Garden

Converted Cinema Room

Stunningly Presented

Viewing is Essential

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“We have loved having the space for large family gatherings and have many fond memories of our time here.”

This extremely popular holiday let is enjoyed by our vendors, and their friends and families, enjoying all of the space and character on offer and its access to all things seaside. It is immaculately presented behind its delightful façade which includes the stunning Venetian window, centrally placed over the pedimented entrance door.

The property was originally built for the town’s wheat merchant, who, it was rumoured, was a smuggler. The spy window to the third storey, which offers panoramic views, enabled the merchant to watch his boats come in and apparently the house once had tunnels, leading to

various locations in the town.

The property benefits from some later additions, not least the ground floor bedroom suite, which has access to the walled garden. Our vendors recall many happy occasions when having three reception rooms allowed large gatherings around the dining table and space to spread out in the sitting room, or to play snooker in the games room. The property exudes its charm over the delightful staircase, but it should be said, for those families looking to move as a multi-generation and requiring ground floor living, the two bedroom suites are perfect for this remit.





Informal dining can be enjoyed in the contemporary style kitchen/breakfast room, which incorporates a utility area, both areas benefitting from innovative light source. The further first and second floors allow maximum space for contemplation in their beautifully generous bedroom suites.

The walled garden is a favourite spot to enjoy alfresco dining, or simply to sit and ponder. The more recently converted cinema room boasts a fun, generous space to chill out. Once a vaulted cellar, it now provides independent access from the garden and staircase, to a world away from it all.

“If we had to describe the house in three words, we would say iconic, unique and loved.”

In all there are six bedroom suites and it would be hard to choose a principal, or indeed a favourite. The views from the bedrooms to the first and second floors, may sway your choice, overlooking the sea as they do.









“We love the views over the sea and the garden.”



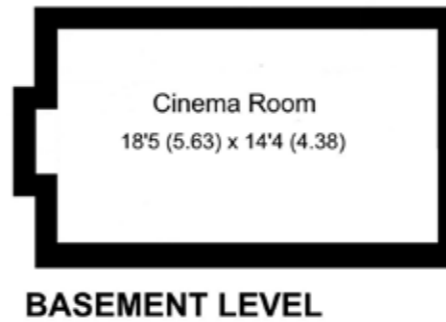
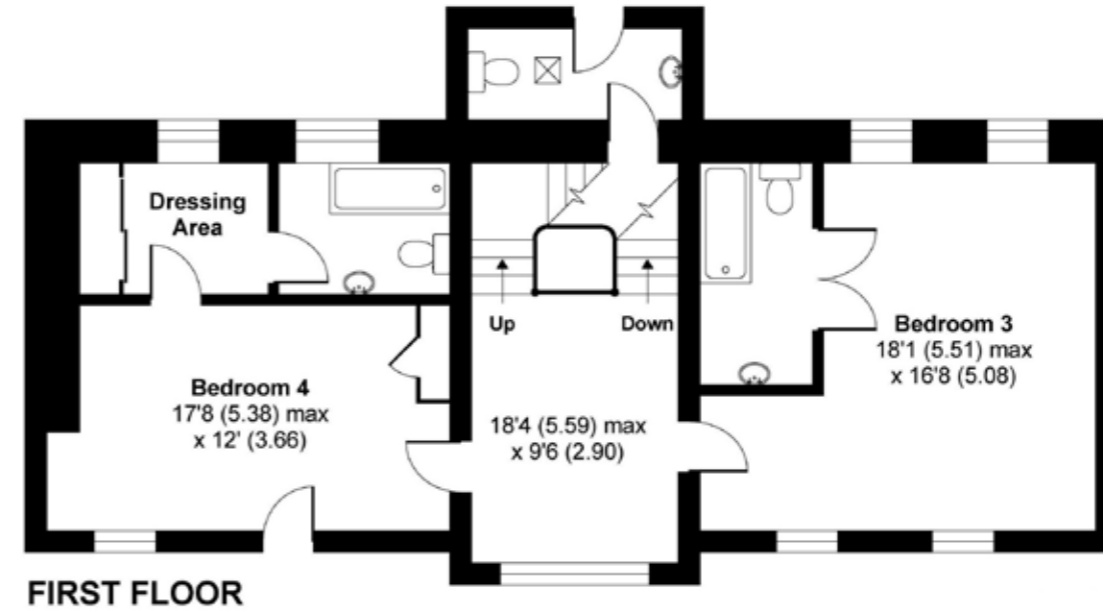
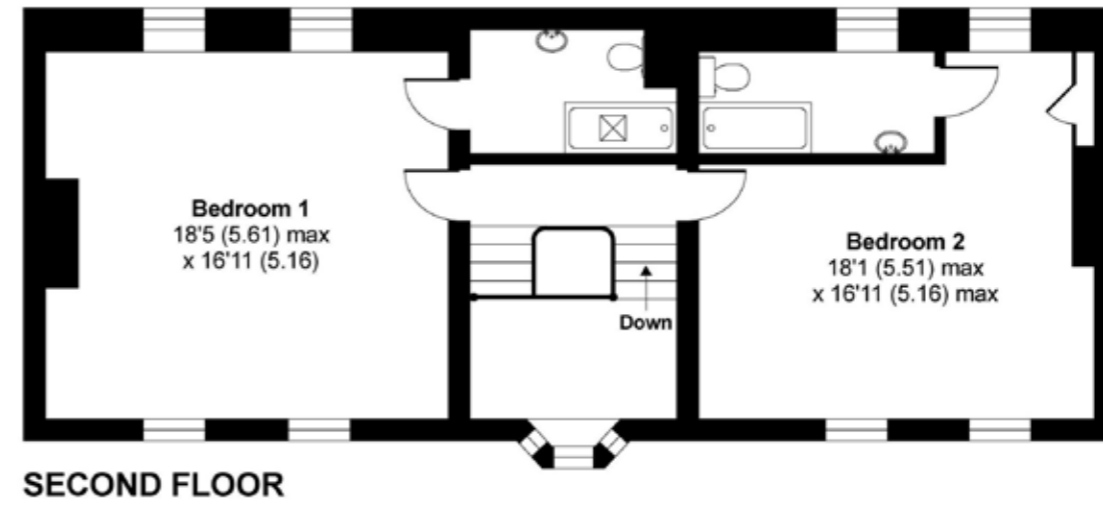
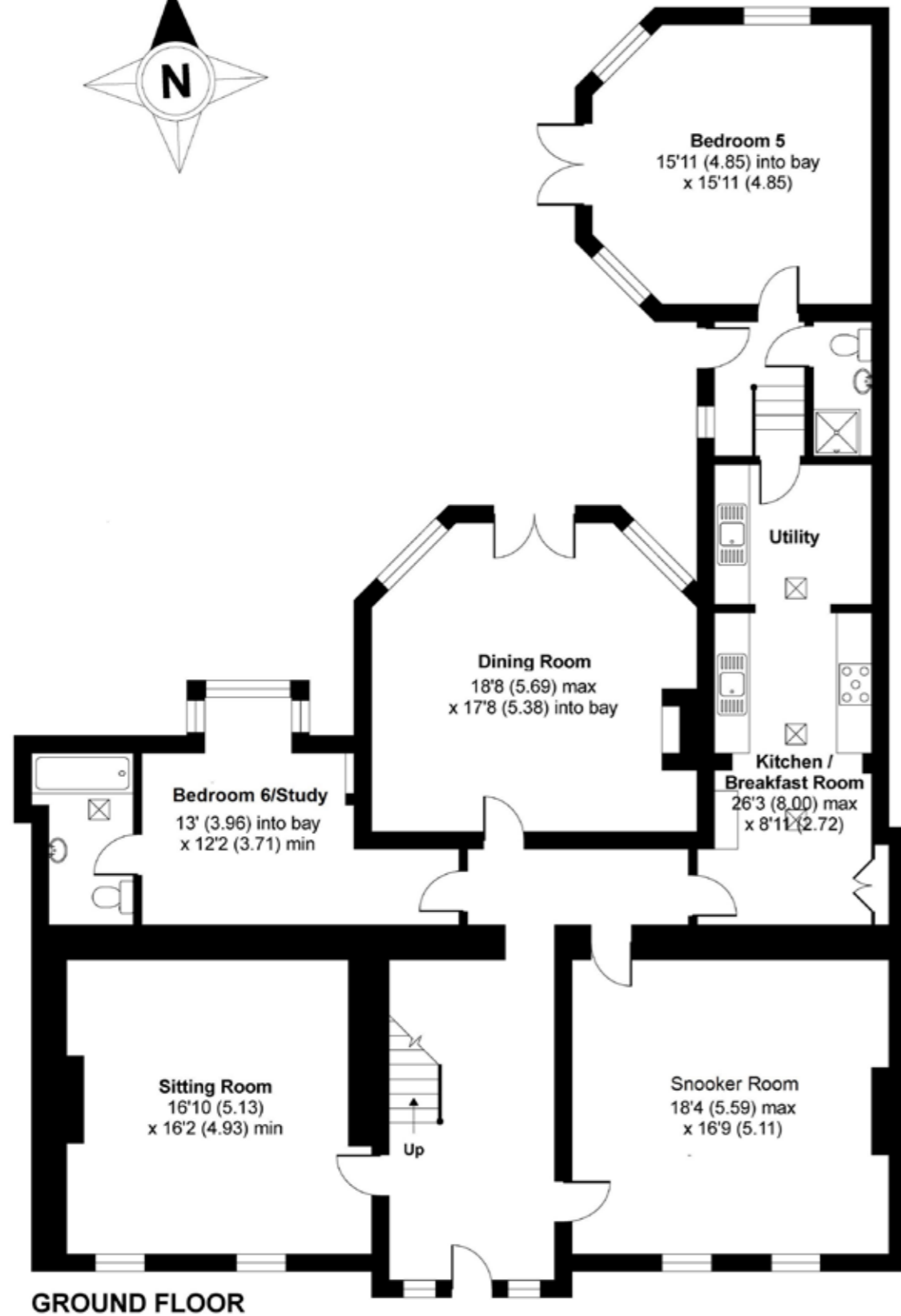
The walled garden is a manageable space with its well-stocked borders and patios, providing ample space, adding to the sociability of the whole of the property. Parking is at a premium, with six spaces in total, which includes those to the side of Standard Road.

“The location provides great access to the outdoors.”

Our vendors simply love the access to the town and its amenities, they have embraced the community and built friendships over the years. Now it is time for a new custodian to embrace this historical building and continue to write its story...



APPROX. GROSS INTERNAL FLOOR AREA 4,029 SQ FT / 375.4 SQ METRES



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.

ALL THE REASONS

Wells-next-the-Sea

IN NORFOLK
IS THE PLACE TO CALL HOME



Wonderful Wells! With its sandy beach and pretty candy-striped huts, it's easy to understand why this sleepy coastal town is a Mecca for day trippers and holiday makers, but there are plenty of reasons to make Wells-next-the-Sea your permanent home and explore this sweet spot forever.

There are plenty of ways to explore the waterways that surround the area. For a nautical adventure, jump aboard one of the Coastal Exploration Company's traditional wooden sailing boats and adventure hidden creeks, marshes and open sea. Or test your balance with a stand-up paddleboarding session with Barefoot SUP.

The lanes behind the harbour and surrounding the town have plenty of tucked-away fishermen's cottages which are highly sought after, as are apartments with sea views in the converted buildings overlooking

the harbour. Head out of the town centre to discover plenty of spacious, grand houses along with fantastic new-build developments which are ideal for young families and downsizers alike. With a bustling community, the town is well-serviced with a primary and secondary schools, plus a GP surgery and library.

For a hit of culture, head to Wells Maltings, an elegant heritage and community centre just off the quay which houses a theatre, cinema, gallery and café-bar. While away an afternoon browsing the town's galleries – The Staithe Gallery, Gallery Plus and Quay Art – for some artwork to adorn your home. Discover gorgeous homewares at Nomad and the Bowerbird, relaxed country clothing at Christopher William Country and eco-friendly clothing and toys for little one at Ele and Me. Traditional butcher Arthur Howell is the place locals go to for high quality meat, and you might be lucky enough to bag some freshly caught fish straight off the boat, on the harbour wall. The Real Ale Shop at nearby Branthill Farm is a must for craft beer drinkers.

Alternatively treat yourself to a delicious meal at The Globe Inn or Crown Hotel overlooking the green, or push the proverbial boat out and head to Michelin-starred Morston Hall. For a simpler, yet equally quintessential Wells experience, share a box of fish and chips from French's on the harbour wall and watch the sun slowly set over the water. Imagining yourself here already? Could this be your dream coastal home?



Note from the Vendor



An aerial view of Wells-next-the-Sea.

“There is such a strong sense of community here.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Currently unbanded due to being used as a holiday let.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

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SOWERBYS



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