



THE STORY OF

Meadow View

Stiffkey, Norfolk

SOWERBYS

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Meadow View

46a Wells Road, Stiffkey, Norfolk
NR23 1AJ

- Contemporary Detached Brick and Flint Home
- Generous Open-Plan Kitchen/Sitting/Dining Room
- Light-Filled Accommodation
- Three Bedrooms, Two En-Suites and One Bathroom
- Delightful Views over Meadowland
- Integral Double Garage and Off-Road Parking
- Courtyard Gardens
- Desirable Coastal Location

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“We’ve loved being near the water meadow and the River Stiffkey - the views and location are perfect...”

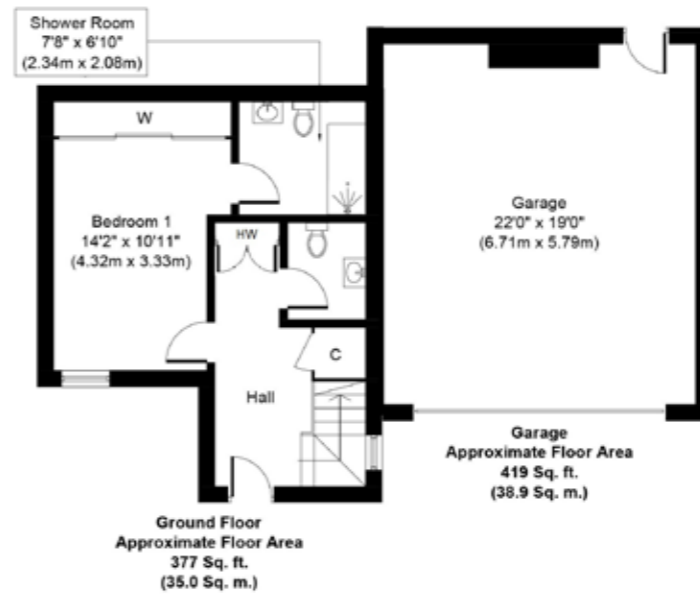
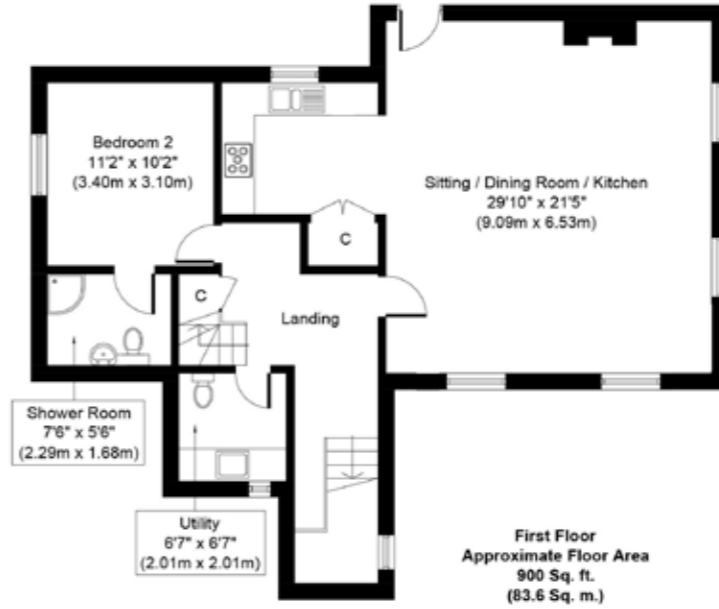
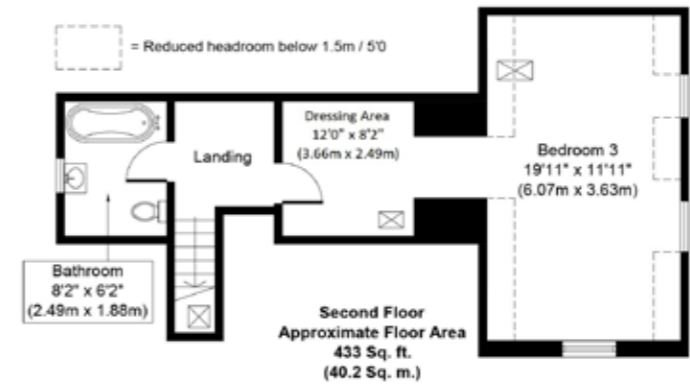
This delightful home has provided a welcome for friends and family to enjoy both inside and out.

Built in a modern style, Meadow View boasts views over the water meadow and the chalk stream, River Stiffkey, to the front aspect. Our vendors have enjoyed watching the birdlife over the years. The accommodation is arranged over three storeys, which includes a fantastic open-plan living space for those buyers looking for contemporary style.

With bedrooms to each floor and en-suites to the ground floor and first floor, the principal bedroom on the second floor has its own dressing area and luxurious bathroom. This is a property that lends itself as a main residence or a holiday home.

Our vendors have said “it’s the lightest house” and for those artists looking for a studio, the top floor provides an excellent space for the creative buyer.





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.



The linear village provides our vendors with a strong community, walks over the marshes, via Greenway, or to Stiffkey Stores to buy the croissants for a breakfast treat. A little further afield, walks in the pinewoods at Holkham are delightful whatever the season.

The double garage and off road parking are another positive reason for choosing this delightful property and its location, alongside its paved courtyard garden areas to two of the floors.

It's time for our vendors to move on, but a new custodian couldn't fail to write the next chapter for Meadow View, and all that it has to discover.



“Since moving here we’ve enjoyed the strong sense of community...”

ALL THE REASONS

Stiffkey

IN NORFOLK
IS THE PLACE TO CALL HOME



Stiffkey, located between Wells and Blakeney, is one of the most picturesque villages on the north Norfolk coast. The

river Stiffkey flowing west to east has carved a valley creating properties with stunning views and a short walk to the tidal marshes. The village is famous for its 'Stewkey Blues', a local blue cockle. It has a good pub, the Red Lion, with real ale and good food. There's also a general store, Post Office and newsagents. The village is very well placed for the north Norfolk Coast. There is excellent sailing nearby, and superb coastal walks.

Just 4 miles away is the popular seaside town of Wells-next-the-Sea, which is set behind a small harbour on the beautiful North Norfolk Coast - 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 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.



Note from the Vendor



Pink-footed geese migrate to Norfolk each winter

"The view from the second floor is wonderful, and watching the geese over the marsh is spectacular."

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage to bio-efficient sewage treatment plant. Air source central heating with underfloor heating to ground and first floors, and radiators to second floor.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0147-3869-7335-9126-5375

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: ///annual.splinters.unwind

AGENT'S NOTE

The sewage treatment plant is shared on a metered basis with No. 46.

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.

SOWERBYS



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