



THE STORY OF

# 57 High Street

*Wells-next-the-Sea, Norfolk*

SOWERBYS



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# 57 High Street

Wells-next-the-Sea, Norfolk  
NR23 1EN



Mid-Terrace Cottage-Style House

Just a Stroll Away from the Town  
and All of the Amenities

Beautifully Presented Modernised Kitchen

Dual-Aspect Sitting/Dining Room

Useful Downstairs WC

Three Bedrooms

First Floor Bathroom

Courtyard Garden

Garage

No Upward Chain



SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“This has been an ideal holiday residence,  
in an ideal coastal location which  
showcases some of the best of this county.”

Whilst exploring the streets of the popular seaside town of Wells-Next-The-Sea, along the narrow little High Street you will find the mid terrace cottage - number 57.

The cottage has served as a second home for our vendors for many years, where holidays have been enjoyed by family and friends.

There is excellent access to the boutique shops and eateries and just a stroll away from the hustle and bustle of the quayside.

The cottage is immaculately presented and the accommodation comprises a compact modernised kitchen, a comfortable sitting and dining room, complemented by a coal-effect gas fire for those cooler days.







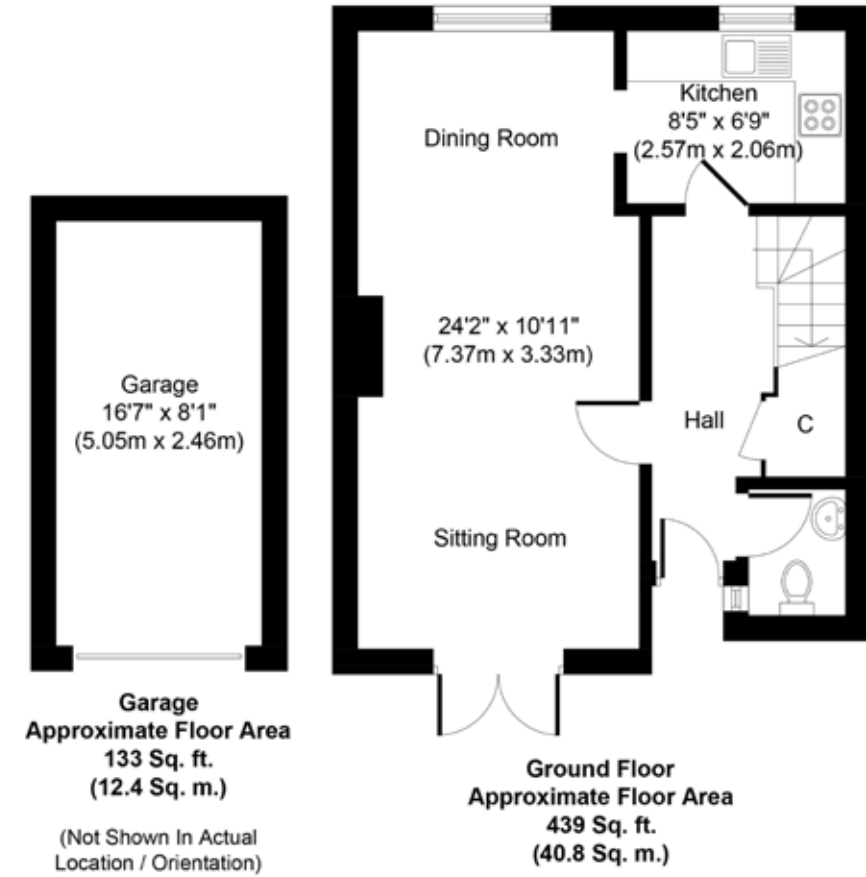
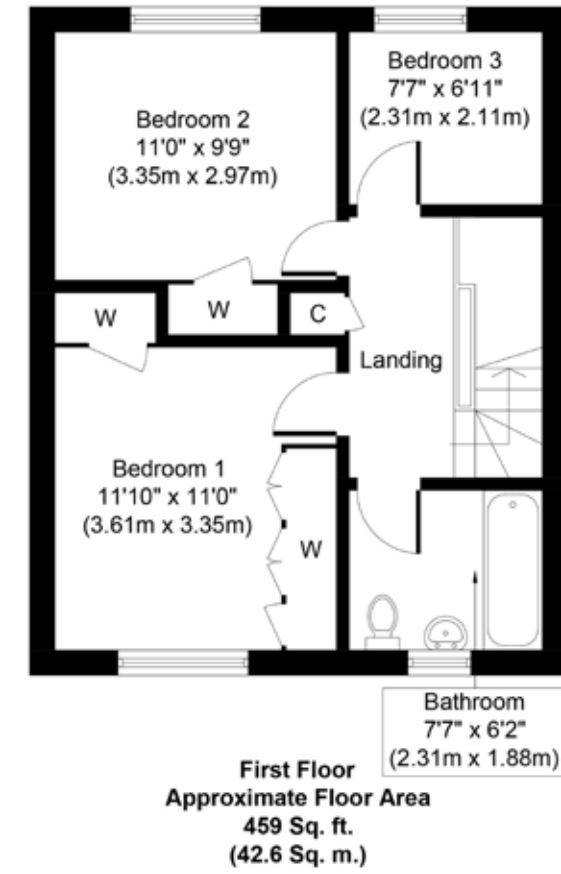


A downstairs toilet is a welcome inclusion, whilst upstairs the three bedrooms are served by the family bathroom.

Outside there is a courtyard, perfect for taking breakfast and morning coffee. Access via Marsh Lane leads to a garage, ideal for parking or storage.

It is time for new memories to be made and stories to be told by the next custodians of this pretty cottage home, therefore early viewing is recommended.





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 Sowerbys



“You're within easy walking distance of all which this lovely coastal town has to offer.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 0390-2523-8210-2907-1955

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: ///sniff.rooftop.initial

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# SOWERBYS



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