



THE STORY OF

Ardmore House

Wells-next-the-Sea, Norfolk

SOWERBYS

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Ardmore House

85 Northfield Crescent, Wells-next-the-Sea,
NR23 1LR

Modern Detached House

Open-Plan Kitchen Family Room

Separate Utility Room and Ground Floor WC

Four Bedrooms

Four-Piece Family Bathroom

Enclosed Garden

Integral Garage and Ample Parking

Superb Views to Rear Aspect

Excellent Access to Idyllic Walks

No Onward Chain

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“We’ve loved being at the heart of the community. The Maltings is a great place for enjoying the arts and movies in the winter.”

Whilst travelling to the desirable seaside town of Wells-next-the-Sea, this well-located detached house has proven a holiday let success for many years.

Built in a modern style, our seller was instantly attracted to the space and situation, particularly when she realised it was just five minutes from the quay by taking a picturesque walk via the gate to the side of the garden.

A favoured spot to take in the view is from either of the back bedrooms, where the coastal path beckons and the marshes reach for miles and the geese perform their flypasts so beautifully.

Away from the hustle and bustle of the busy town, peace and quiet can be found and families on their holidays can enjoy the flow of the house in the open-plan kitchen and dining space, which can be opened up to the sitting room or the garden.

In our sellers ownership she has witnessed the increase in popularity of the seaside town, but has always sensed the beating heart of the community. She mentioned ‘The Maltings’, where the arts can be enjoyed and in winter, movies are shown. There are also a number of boutique shops making it a destination for those who like to meander the little streets and enjoy the coffee shops and eateries.





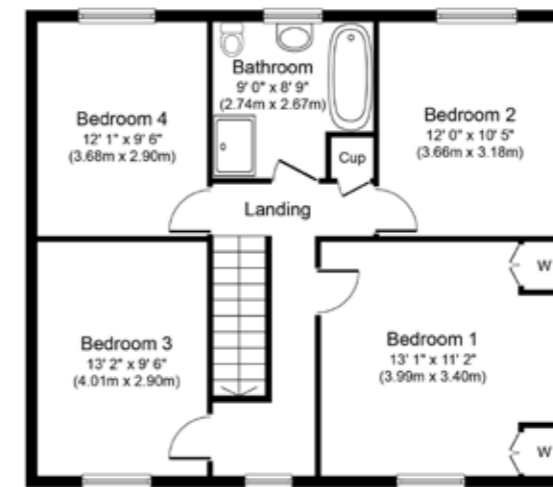
On the first floor there are four bedrooms and a generous four-piece bathroom, including a free-standing bath, where sanctuary can be enjoyed after a day on the beach.

“The views from the rear bedroom are one of my favourite parts of Ardmore House.”

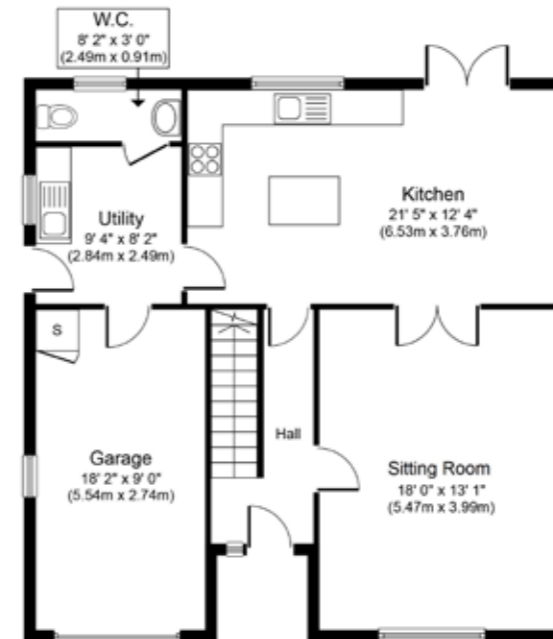


With an enclosed garden, garage, and ample parking to its drive, Ardmore House is looking for a new custodian to enjoy all that it has to offer, as a delightful family home or a continued holiday let, where stepping in and out of all that surrounds you is perfectly possible....





First Floor
Approximate Floor Area
753 sq.ft.
(69.9 sq.m.)



Ground Floor
Approximate Floor Area
865 sq.ft.
(80.3 sq.m.)

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.

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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



Ardmore House and the surrounding area

“I love the views to the rear, looking over the marshes.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Heating via gas fired central heating.

COUNCIL TAX

Currently un-banded due to being utilised as a holiday let.

ENERGY EFFICIENCY RATING

C. Ref:- 8095-7926-3600-0666-2992

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: ///chap.bake.financial

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SOWERBYS



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