



THE STORY OF

Curlew Cottage

Wells-Next-The-Sea, Norfolk

SOWERBYS



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Curlew Cottage

44 Freeman Street, Wells-next-The-Sea,
Norfolk, NR23 1BA

Mid-Terrace Cottage Style House with
Open Plan Living Space

Three Bedrooms and Family Bathroom with
the Principal Featuring an En-Suite

Currently used as a Successful Holiday Let

Landscaped Garden with Timber Sheds

Situated Close to the Quayside

This beautiful mid-terrace cottage is currently being used as a successful holiday rental in the heart of Wells-next-the-Sea.

Curlew Cottage over the years has served as a second home to our seller as well as a successful holiday let. It is perfectly situated to take advantage of the bustling quayside, local amenities, sandy beach, and luscious pine woods. Only two doors away from the cottage is the award-winning Wells Crab House.

This home is the ideal place to relax and unwind, with the ground floor being open plan creating a sociable space. The kitchen/dining and sitting room has been tastefully modernised and has accents of wood and brick work exposed within the space.

The first-floor features two generously sized bedrooms well-served by the family bathroom. Ascending to the second floor the principal bedroom stands proudly featuring an en-suite shower room and storage. Arguably this bedroom has the loveliest view overlooking the sea.

Finishing off this charming property is the rear garden which provides more entertaining space for family and guests also featuring a decked area enabling a bird's eye view of the recreation ground.

The cottage has been a perfect sanctuary for our vendor, and with a heavy heart, it is time now for a new custodian to enjoy and create new memories to last a lifetime.

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Curlew Cottage is on the left.



First Floor
Approximate Floor Area
336 sq. ft
(31.21 sq. m)

Second Floor
Approximate Floor Area
223 sq. ft
(20.71 sq. m)



Ground Floor
Approximate Floor Area
336 sq. ft
(31.21 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.

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-served 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



“The cottage is in a perfectly situated area with pretty views to the sea, a short walk to the quayside, and you have shops right by your doorstep.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 9370-2926-6390-2907-5125

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: ///launched.ridiculed.cookies

AGENT'S NOTE

There is a shared passageway with No. 42.

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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