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THE STORY OF

Herbert's

*Wells-next-the-Sea, Norfolk*

SOWERBYS

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THE STORY OF

# Herbert's

12 Church Street, Wells-next-the-Sea  
NR23 1JA

Detached House

Extended and Recently Refurbished

Contemporary Living Space

Separate Reception Room / Fourth Bedroom

Principal Bedroom with En-Suite

Two Further Bedrooms

Family Bathroom

Off Road Parking

Enclosed Courtyard Garden

Store Room

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“It’s been a much-loved, family holiday home for 20 years...”

This immaculately presented property is well-located in the desirable seaside town of Wells-next-the-Sea, overlooking St Nicholas church.

It is of no surprise that it has been a much-loved, family holiday home for twenty years, during which time the house has been used extensively by parents, children and grandchildren, who have all enjoyed its fabulous location in a beautiful town.

A particular favourite view has been enjoyed from the back windows, where you can take in vistas of the church.

Favourite places to explore are too many to mention, but Wells beach has always remained the best in the world, according to the family, who recognise the area is busier, now that its on the tourist trail. However, Wells retains its authentic charm and they simply love it, particularly for escapism from pressures of work and London.





Over our sellers ownership the house has been extended, and recently fully refurbished, providing well-proportioned, contemporary reception space and fitted kitchen alongside a further reception/ TV room, which could easily be used as a fourth bedroom if required.

“We love the church views from the back windows.”

The first floor accommodation comprises a principal bedroom with en-suite shower room, and two further double bedrooms served by a family bathroom.



Nestling at the bottom of a cul-de-sac 'Herbert's' outside space provides off road parking to its driveway and an enclosed courtyard garden to its rear.

“It’s comfortable, practical and well-situated.”

It is time for this much-loved property to find a new custodian to enjoy its well-situated, practical and comfortable home, offered for sale with no onward chain.



First Floor  
Approximate Floor Area  
479 sq. ft  
(44.50 sq. m)



Ground Floor  
Approximate Floor Area  
597 sq. ft  
(55.46 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



Wells-next-the-Sea

“Wells beach is simply the best in the world.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///insulated.slope.surcharge

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# SOWERBYS



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