



THE STORY OF

9 Tunns Yard

Wells-next-the-Sea, Norfolk

SOWERBYS

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9 Tunns Yard

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

Immaculately Presented Three Storey Townhouse

Modernised Throughout

Kitchen/Breakfast Room

Four Bedrooms, Three Bathrooms

Sitting/Dining Room

Delightful, Contemporary, Oak and
Glass Staircases and Oak Doors

Sea Views

Landscaped, Low Maintenance Garden

Chain Free

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“The house is close to the Quay and main shopping street, yet is surprisingly quiet.”

Travelling along the north Norfolk coast, it would be hard not to recognise the iconic Wells-next-the-Sea for all of its beauty. Over twenty years ago the amenities were somewhat different, Carnival Week and Christmas Tide have expanded to become major events.

Tunns Yard was built on the site of a local maltings, situated just a short stroll from the quay and the property has been in our vendors' ownership for a number of years. Therefore it is no surprise our vendors have loved their visits over a significant number of years. The house has been beautifully modernised and extended to include a bay frontage to all

three floors, ensuring a light and easy to maintain property.

The accommodation includes a delightful modernised kitchen/breakfast room and a well-proportioned sitting room where the bay window allows space for the dining room suite. The interior oak doors complement the modernised oak and glass staircases. Over the first and second floors there are four bedrooms, served by three modernised bathrooms. It's not difficult to see why our vendors have chosen the second floor bedroom as the principal, given they love to sit in the bay window and look over the quay and out to sea.



“We have enjoyed the spaciousness and convenience of the house...it’s modern, light and easy to maintain.”



Second Floor
Approximate Floor Area
405 sq. ft
(37.62 sq. m)



First Floor
Approximate Floor Area
405 sq. ft
(37.62 sq. m)



Ground Floor
Approximate Floor Area
405 sq. ft
(37.62 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.



“The local community is very active and there are many varied things to do and places to visit.”



The outside space provides a landscaped, low maintenance garden to the rear, complemented by a summerhouse and off-road parking.



Our vendors have enjoyed the property as a weekend home, where there is an active community carrying out a variety of interests. They have appreciated the opening of the Wells Maltings, indulging in its films, shows and live entertainment. They also take pleasure in a walk to the neighbouring village of Holkham with its stately hall, exploring the parkland with its deer and often stop for a bite to eat in the restaurant.

As we seek a new custodian for the property, there are new memories to create in a clean, modern and practical house and all of its surroundings that have been best enjoyed for so many years.



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



Historic photograph of Wells Quay

“The property was built on the site of a local Maltings and Wells was a major port for import and export of grain and coal.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0999-1209-5004-3138-1600

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: ///fuzz.fizzled.shunted

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SOWERBYS



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