



THE STORY OF

Quay Cottage

Wells-Next-The-Sea, Norfolk

SOWERBYS



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Quay Cottage

10 Freeman Street, Wells-Next-The-Sea,
Norfolk, NR23 1BA

●
Double Fronted Period Home Beautifully Renovated

Well-Proportioned Contemporary Kitchen/Family
Room, Utility and Ground Floor Cloakroom

Principal Bedroom with En-Suite Shower
Room and Two Further Double Bedrooms

Paved Rear Courtyard

No Onward Chain

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It is perhaps no surprise this double fronted period house is run as a successful holiday rental and as a much-loved second home for our sellers and their family.

Wells-Next-The-Sea is referred to as 'our place' by our vendors who fell in love with Quay Cottage when their children were tiny, they saw it as a labour of love, alongside a lot of hard work, turning what was a shell into the beautiful, cosy, restful place that it is now. A particular favourite spot is sitting on the sofa by the log-burner watching the world go by.

A family favourite has been exploring the beach, pine woods, beach hut and the arcades in town.

The accommodation includes comfortable, open plan living to the kitchen and dining space, plus a cosy separate sitting room. The inclusion of a ground floor cloakroom and a utility make for the perfect space. Upstairs there are three well-proportioned bedrooms, two served by the family bathroom and the principal bedroom is complemented by an en-suite shower room.

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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The lobby to the rear of the property gives access to the paved courtyard area, where there is space for children to play and al fresco dining.

As a holiday retreat, it is perfect. The sleepy feel of Wells is something our vendors enjoy alongside the community spirit, they describe Quay Cottage as a mindful, calm, seaside retreat, hoping that the next custodian will feel the same.

“Quay Cottage is a very old period property, we have restored it sympathetically keeping original features.



First Floor
Approximate Floor Area
561 sq. ft
(52.11 sq. m)



Ground Floor
Approximate Floor Area
611 sq. ft
(56.76 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-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



“We would describe our home as being a calm and mindful seaside retreat.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Council tax band deleted as used as holiday let.

ENERGY EFFICIENCY RATING

C. Ref:- 0484-3034-0202-5674-6204

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

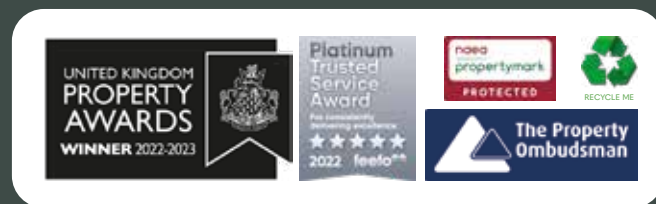
Freehold.

LOCATION

What3words: ///impressed.emulating.digress

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SOWERBYS



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