



THE STORY OF

Wingate

Wells-next-the-Sea, Norfolk

SOWERBYS

S

THE STORY OF

Wingate

Two Furlong Hill, Wells-next-the-Sea,
Norfolk, NR23 1HQ

●
Rare Find in Popular Seaside Town

Edwardian Period Home

Beautifully Presented Throughout

Kitchen/Breakfast Room

Three Reception Rooms

Four First Floor Bedrooms with Two Featuring En-Suites

Second Floor with a Fifth Bedroom Presently
Used as a Study and a Bathroom

Landscaped Gardens and Generous Off-Road Parking

Planning Permission for Single Storey Dwelling

Viewing is Highly Recommended

●
SOWERBYS WELLS-NEXT-THE-SEA OFFICE

01328 711711

wells@sowerbys.com





“...nestles into its plot amidst its generous landscaped gardens.”

On the outskirts of town, overlooking fields, Wingate nestles into its plot amidst its generous landscaped gardens.

Our vendors have absolutely loved living here; they have cherished the character of the house and modernised it, bringing it in-line with modern-day living. They've added a sociably square conservatory and included en-suite bathrooms to two of the bedrooms.

The character features include the delightful tiled reception hall, stained glass windows, beautiful staircase, and stunning cornices.

The kitchen/breakfast room is enhanced by the addition of french doors leading to a paved patio and pergola area to the side of the house—a space that is enjoyed by our vendors in the warm sunshine. The reception rooms provide space for young and old to space themselves out, or to cosy up in the smaller of the rooms by the recently installed wood-burning stove.

There is a choice of principal bedrooms, either to the front or the rear of the house, alongside other prettily decorated guest bedrooms.”







The outside space has been landscaped to include mainly lawn gardens with well-stocked borders. The pretty summer house overlooks the landscaped pond with its variety of plants, including lilies. The gate to the rear of the garden leads to ample parking spaces and a range of outbuildings.

The property benefits from a planning permission reference PF/22/0607 for a single-storey extension to the dwelling.

The house is an ideal family home, just a short walk from the amenities that Wells-next-the-Sea has to offer, not least the beautiful beach and pine woods. It is time for our vendors to seek pastures new and for a new custodian to cherish this beautiful home.







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?



SERVICES CONNECTED

Mains water and electricity. Gas fired central heating. Drainage via septic tank.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 2334-5527-3300-0275-5202

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: ///somewhere.sugars.unfilled

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.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL