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BY
G. H. E.
A. D.
1854

THE STORY OF

Jasmine House

Wells-next-the-Sea, Norfolk

SOWERBYS



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Jasmine House

Polka Road, Wells-next-the-Sea,
Norfolk, NR23 1ED

●
Pretty Cottage Style Property which
Could be Further Modernised

Kitchen, Two Reception Rooms, Three
Bedrooms and Shower Room

Two Planning Permissions Granted

Gravel Driveway Parking, Garden and Close to Quayside

Chain Free

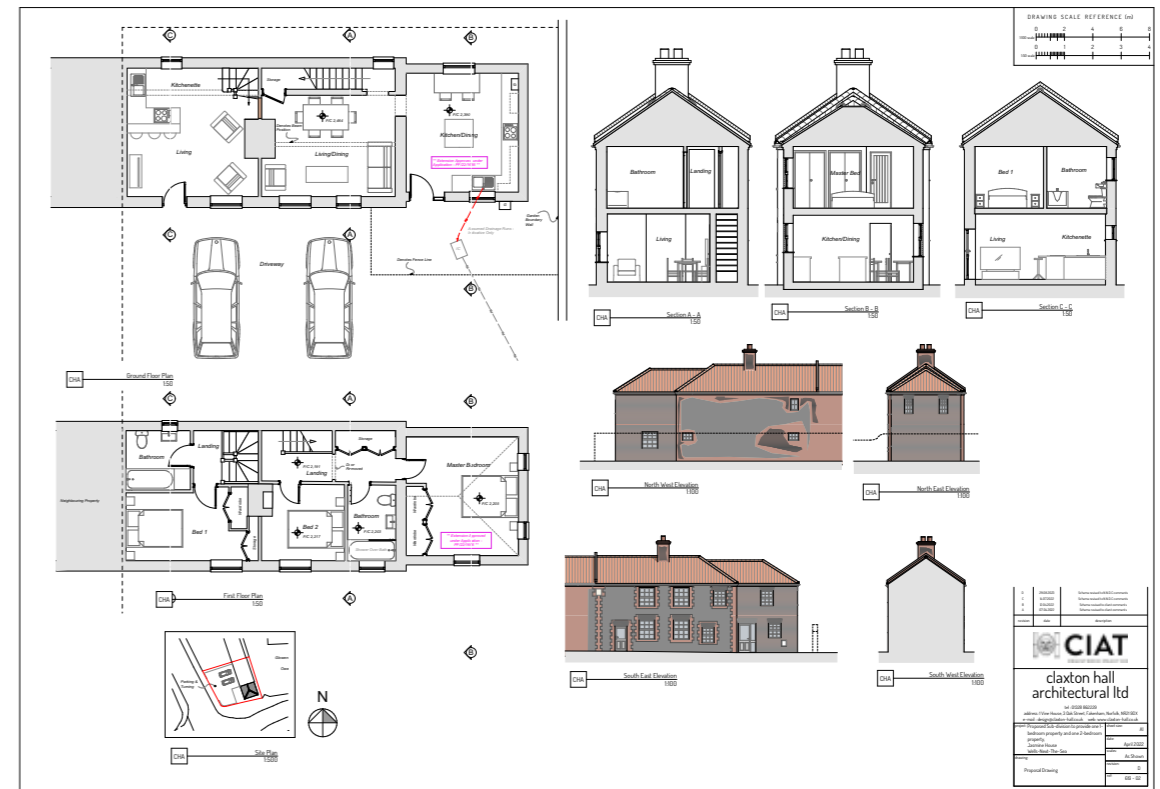
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S ituated on the North Norfolk coast in the popular seaside town of Wells-Next-The-Sea, Jasmine House sits back in its plot just a short walk from the quayside.

Our vendor has carried out remedial work that includes a new roof, treatment of timbers and repairs to the flint work. The cottage currently offers a kitchen, two reception rooms, three bedrooms and a shower room. The property currently has planning permission in place for the construction of a two storey extension to the side and sub division into 1 one bedroom dwelling and 1 two bedroom dwelling. Should the planning permission be carried out the land to the front of the property would be subdivided.

Currently our vendor is enjoying his life by the sea and all that is to offer in the pretty brick and flint Jasmine House. The front boundary is delineated by its picket fence and there is a single gate as well as a five-bar gate accessing the part walled, gravel drive, where parking is provided. The canopy porch over the front door is a nod to its former past as a cottage.

Jasmine House offers an opportunity for those looking for a project, or simply to continue using the property as one dwelling, where access to all that the town and North Norfolk has to offer is possible and with the bonus of both a garden and parking in Wells.

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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?



Wells-next-the-Sea Quayside at High Tide



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0231-3035-5207-8854-5200

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: ///variances.rollers.procures

AGENT'S NOTE

Planning permission has been granted ref: PF/22/1665 and PF/22/1666 for the construction of a two storey extension to the side and sub division into 1 one bedroom dwelling and 1 two bedroom dwelling. Should the planning permission be carried out the land to the front of the property would be subdivided.

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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