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Barty's End Cottage

THE STORY OF  
**Barty's End Cottage**  
*Wells-next-the-Sea, Norfolk*

**SOWERBYS**



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THE STORY OF

# Barty's End Cottage

17-19 Church Plain, Wells-next-the-Sea, Norfolk  
NR23 1EQ

End Terrace Character Cottage

Split Level Kitchen/Dining Room

Cosy Sitting Room

Downstairs Bathroom

Two Bedrooms

Pretty, Well-Stocked Garden

Summerhouse and Garden Shed

Short Walk to The Quayside

Chain Free

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“Wells has everything we could wish for - practically on our doorstep.”

Just a short walk from the quayside, Barty's End Cottage is at the end of a terrace and was originally owned as an alms house by the Holkham Estate, dating back to the 18th century - or possibly earlier.

The cottage has been used as a second home and the vendors have loved that Wells has everything they could wish for, right on their doorstep. Restaurants, cafes, pubs, and a wealth of independent shops selling everything one could possibly need; including artisan food, leather goods, clothes, books, DIY, pharmacy, and further useful amenities

Like so many, they have enjoyed the golden sandy beaches, quiet walks on the Holkham Estate and the elegant Georgian square of the Buttlands.

The peace of the pretty garden here and its summerhouse has also proved a sanctuary away from the hustle and bustle of the town, the never-ending changing skies, and the joyful absence of light pollution at night.

Our clients have loved the morning sun coming through the bedroom window, just as one awakes, followed then by the views across the marsh from the bedroom window and towards the old station.







The cottage has been in our client's ownership for 11 years, which in that time has allowed them to re-establish its character. The Holkham pitch-pine timbers had layers of paint removed to expose the beauty of the centuries old wood. This includes the staircase, bedroom doors and windows, along with the fireplace surrounds.

The windows are either double glazed or have secondary glazing and the installation of a wood-burner in the living room makes for a cosy and snug area to relax in. In-keeping with a great many properties, which have been conserved with great attention paid to retaining character, there's a continued great ambience in Church Plain and High Street.

Integrating into the local community has been easy for our clients, many friendships have been forged with locals and second home owners, with there being many organisations and clubs to be a part of.

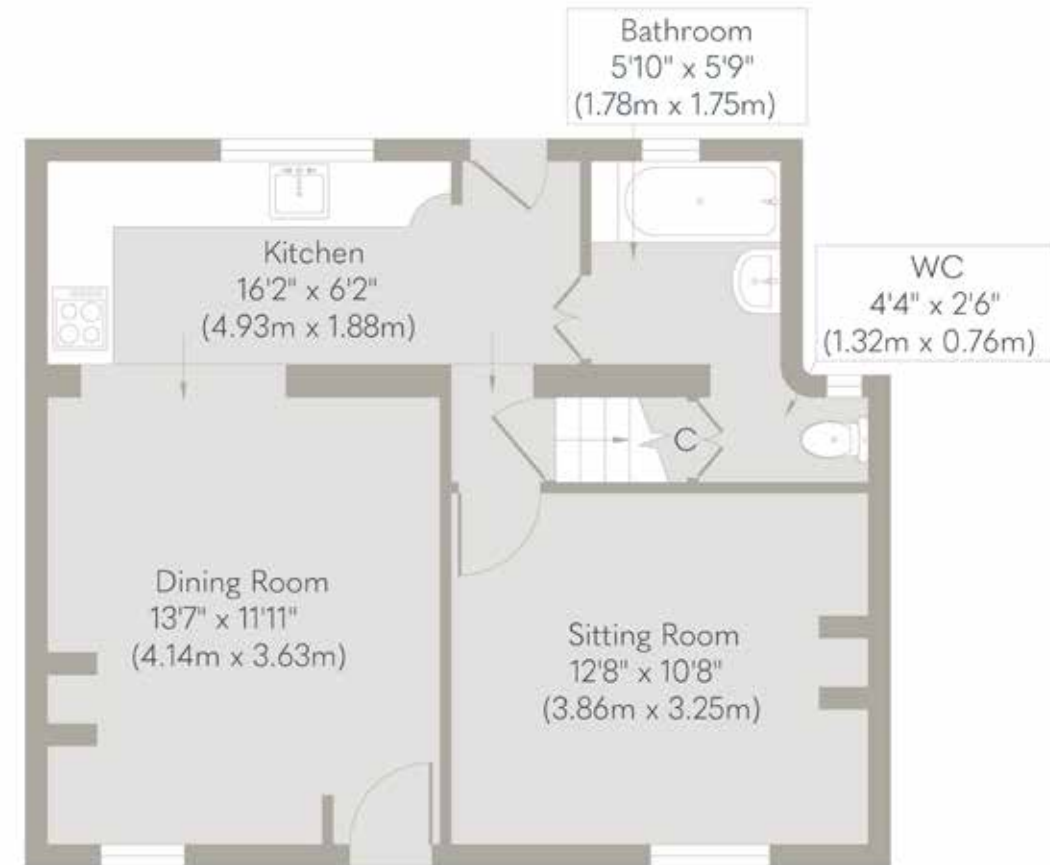
Reluctantly it is time for Barty's End Cottage to find a new custodian who shares the same sentiment as our vendors who have lovingly said this home has been "perfect for us"...







First Floor  
Approximate Floor Area  
335 sq. ft  
(31.12 sq. m)



Ground Floor  
Approximate Floor Area  
498 sq. ft  
(46.27 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.



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



“The peace of our garden is lovely, especially away from the bustle of the town.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Gas-central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 2163-3036-3207-6114-3204

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: ///bookcase.currently.loudly

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# SOWERBYS



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