



THE STORY OF

2 Chapel Yard

Wells-next-the-Sea, Norfolk

SOWERBYS



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2 Chapel Yard

Wells-next-the-sea, Norfolk
NR23 1BJ



End-Terrace Two Bedroom Cottage
Sitting Room, Kitchen and Ground Floor Bathroom
Small Front Garden
Would Benefit from Modernisation

Chain Free



This pretty end terrace cottage has been used as a much-loved second home, situated on what the vendor considers a lovely road, close to the quay and all the town's amenities.

The property was formerly a fisherman's cottage, where our vendor enjoys the cosiness of the sitting room in the winter and then in the summer, having the front door open, whilst sitting in the front garden, enjoying a glass of wine as the sun goes down. During the day the vendors enjoy the circular walks around

the town, the proximity to the beach and Staithe Street and the variety of coffee shops and eateries.

The property has a separate kitchen and a ground floor bathroom, plus two bedrooms upstairs. The outside space to the rear is accessed via the neighbouring properties.

The cottage would benefit from some modernisation and is offered for sale with no upward chain.

SOWERBYS WELLS-NEXT-THE-SEA OFFICE
01328 711711
wells@sowerbys.com



First Floor
Approximate Floor Area
177 sq. ft
(16.44 sq. m)



Ground Floor
Approximate Floor Area
280 sq. ft
(26.01 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 Sowerbys



“...close to the quay and all the town's amenities.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 9866-3017-4206-2402-5204

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: ///loving.sparkles.flaked

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SOWERBYS



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