



S

THE STORY OF

Basil Cottage

Wells-Next-The-Sea, Norfolk

SOWERBYS

S

THE STORY OF

Basil Cottage

Wells-Next-The-Sea, Norfolk
NR23 1DQ

Pretty, Period, Mid-Terrace Coastal Cottage

Immaculately Presented

Modernised Kitchen

Contemporary Extension Provides Sitting/Dining Room

Second Reception Room or Third Bedroom

Shower Room to Ground Floor

Two Double Bedrooms to First Floor

Second Shower Room to First Floor

Mature Landscaped Gardens and Summerhouse

Chain Free, Viewing Highly Recommended

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

01328 711711

wells@sowerbys.com



“We’d describe our home as comfortable,
light-filled and calm.”

Located in what our vendors consider a tucked away, quiet corner of their favourite seaside, Wells-Next-The-Sea, Basil Cottage is simply perfect for families looking for their ideal getaway and buyers looking for a sanctuary.

The cottage boasts a mix of old and new, with some parts over 200 years old. The garden is the focal of the property, providing a picturesque view of a quintessential cottage garden setting. Whether you’re dining outdoors or relaxing inside, the garden with its mature planting and easy astro turf lawn is the centrepiece of the property.

In the afternoon and evening, as the sun sets behind the cottage, there’s no reason

to leave. Family and guests can enjoy eating and drinking al-fresco, bathed in the warm, golden light.

What makes Basil Cottage truly special for our vendors is not only the safe and enchanting enclosed garden where their children have thrived, but also the joy of embracing seaside holidays throughout the year.

Having a cosy cottage is something our vendors saw as a must. Having experienced less than great, somewhat chilly holidays in the past, they have said that Basil Cottage has given them all that they searched for, in spades.





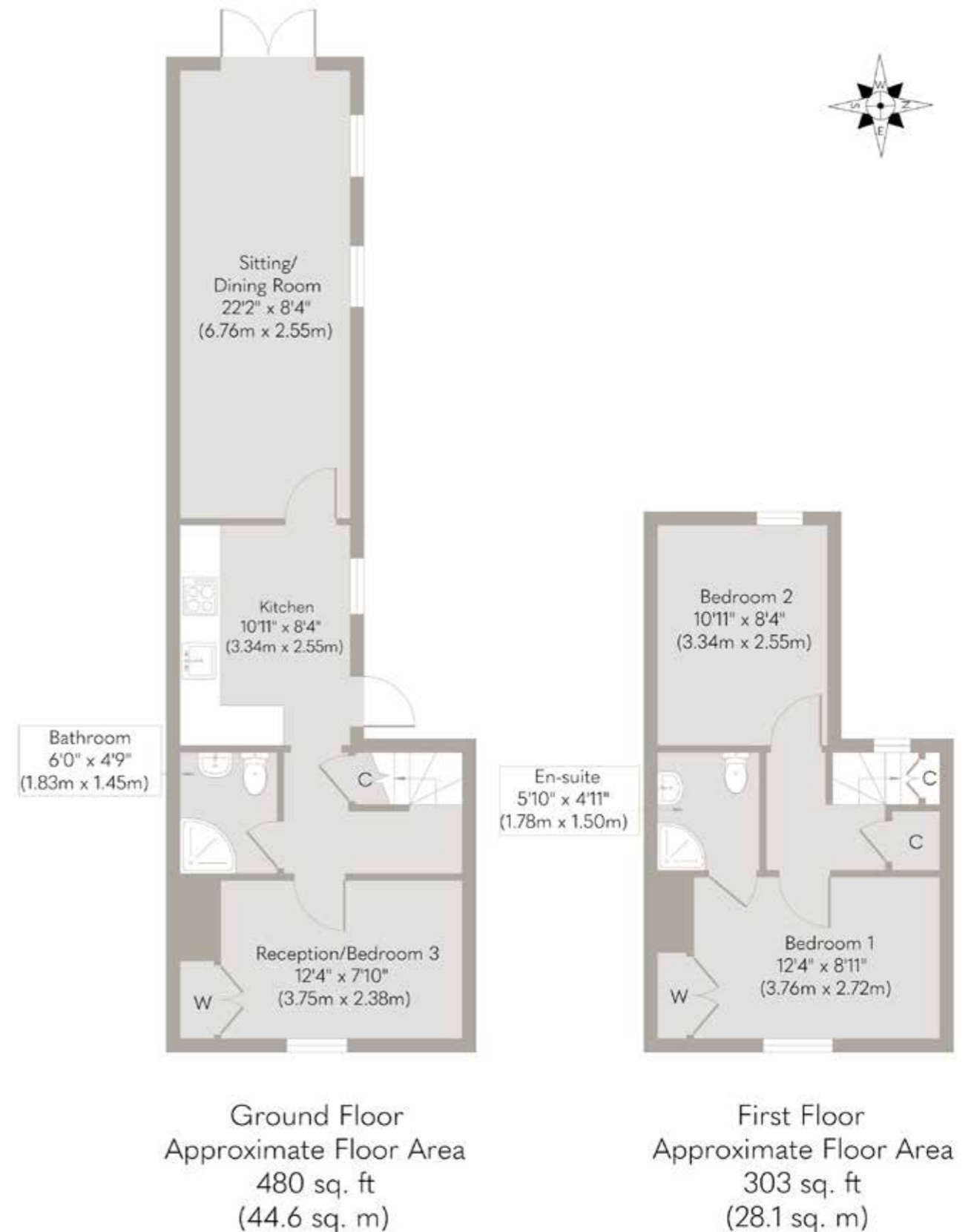


Being so well located for all that Wells has to offer means the vendors can enjoy all of the towns amenities, including Staithe Street for its eateries and ‘The Maltings’ for the activities on offer for young and old. But it’s the beach that the children have fallen in love with, enabling their great British holidays.



“Without doubt, the garden is the focus of the cottage.”

With very heavy hearts, the much beloved ‘Basil Cottage’ is looking for a new custodian to immerse themselves in all the things that our vendors find so lovely about the property.



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.

Copyright V360 Ltd 2023 | www.houseviz.com

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 original part of the cottage is nearly 200 years old - so it really is a lovely mix of old and new.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///encrusted.iceberg.noun

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