



THE STORY OF  
Flat 5, Monteagle House

*Wells-next-the-Sea, Norfolk*

SOWERBYS





THE STORY OF

# Flat 5 Monteagle House

Wells-next-the-Sea, Norfolk  
NR23 1EU

---

Sought After Location, Overlooking  
'The Buttlands'

Grade II Listed

Second Floor, Two Double Bedroom Flat

Open Plan Living Space, Incorporating  
a Well-Equipped Kitchen

Dining and Sitting Areas

Four Piece Bathroom

Beautifully Presented

Walking Distance from Amenities

Successful Holiday Let

Chain Free

---

**SOWERBYS WELLS-NEXT-THE-SEA OFFICE**

01328 711711

[wells@sowerbys.com](mailto:wells@sowerbys.com)







Located in the heart of Wells on the prestigious green and leafy Buttlands stands 5 Monteaule—a Grade II listed property offering delightful views across the green. Ideally situated, it is just a short walk from all of Wells’ amenities and the quay.

The flat has been owned by our vendors for thirteen years, operating successfully as a holiday let and much loved retreat for their family and friends. It’s conveniently only a few steps away from The Crown and The Globe, two of Wells’ finest dining and drinking establishments, open all year-round.

The communal, somewhat grand reception hall is a nod to the past with all the splendour of its stained glass windows and wide sweeping staircase to the upper floor.

The flat is complimented by an open-plan sitting, dining and kitchen area which is flooded with natural light from the dormer windows. The front offers gorgeous views of the green, while the rear overlooks St. Nicholas church and delightful rooftops and open countryside beyond.

The two generous double bedrooms are served by the four-piece bathroom making a comfortable space for four people to reside.

The property remains a peaceful and timeless location for our sellers who enjoy everything the area has to offer including walks along the beach and Pinewoods, Holkham Park and the beautiful villages along the coast.

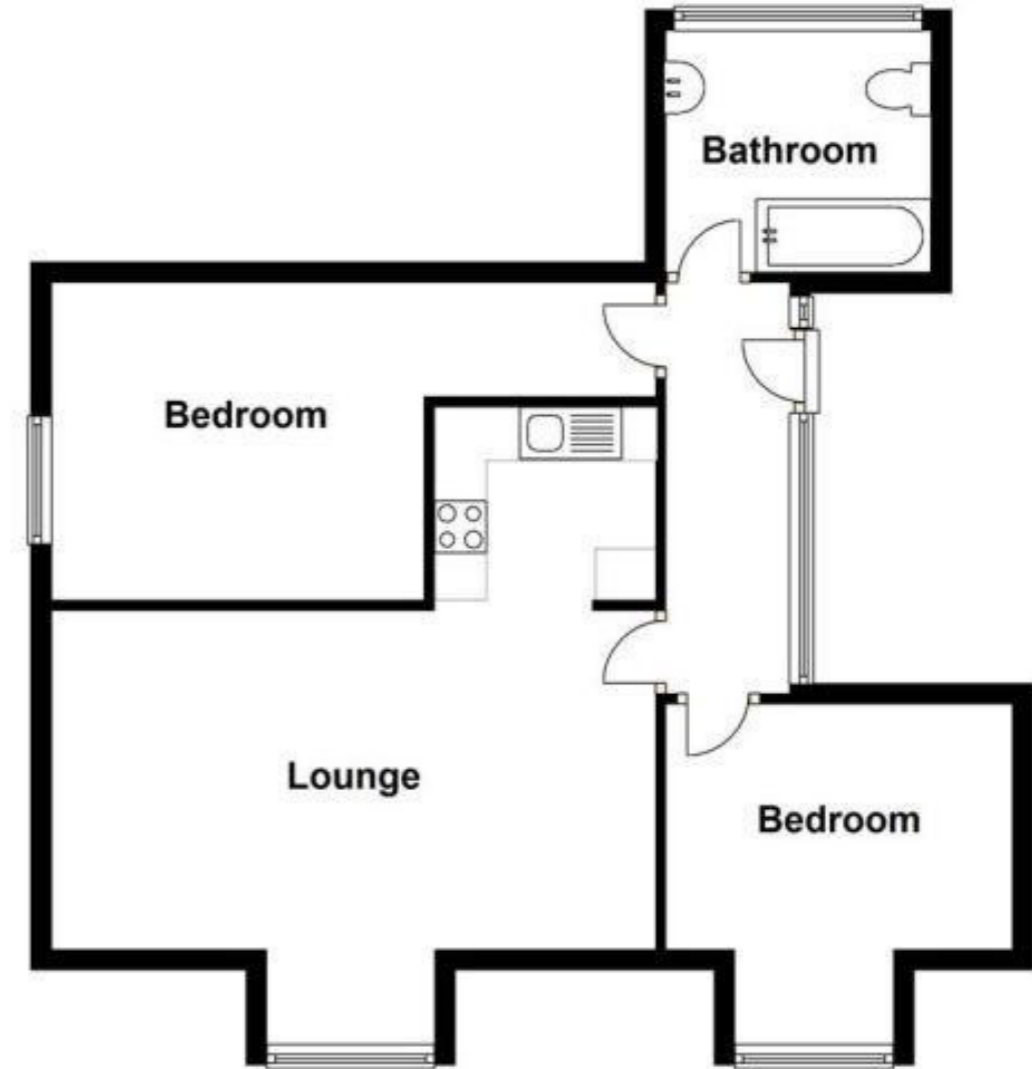
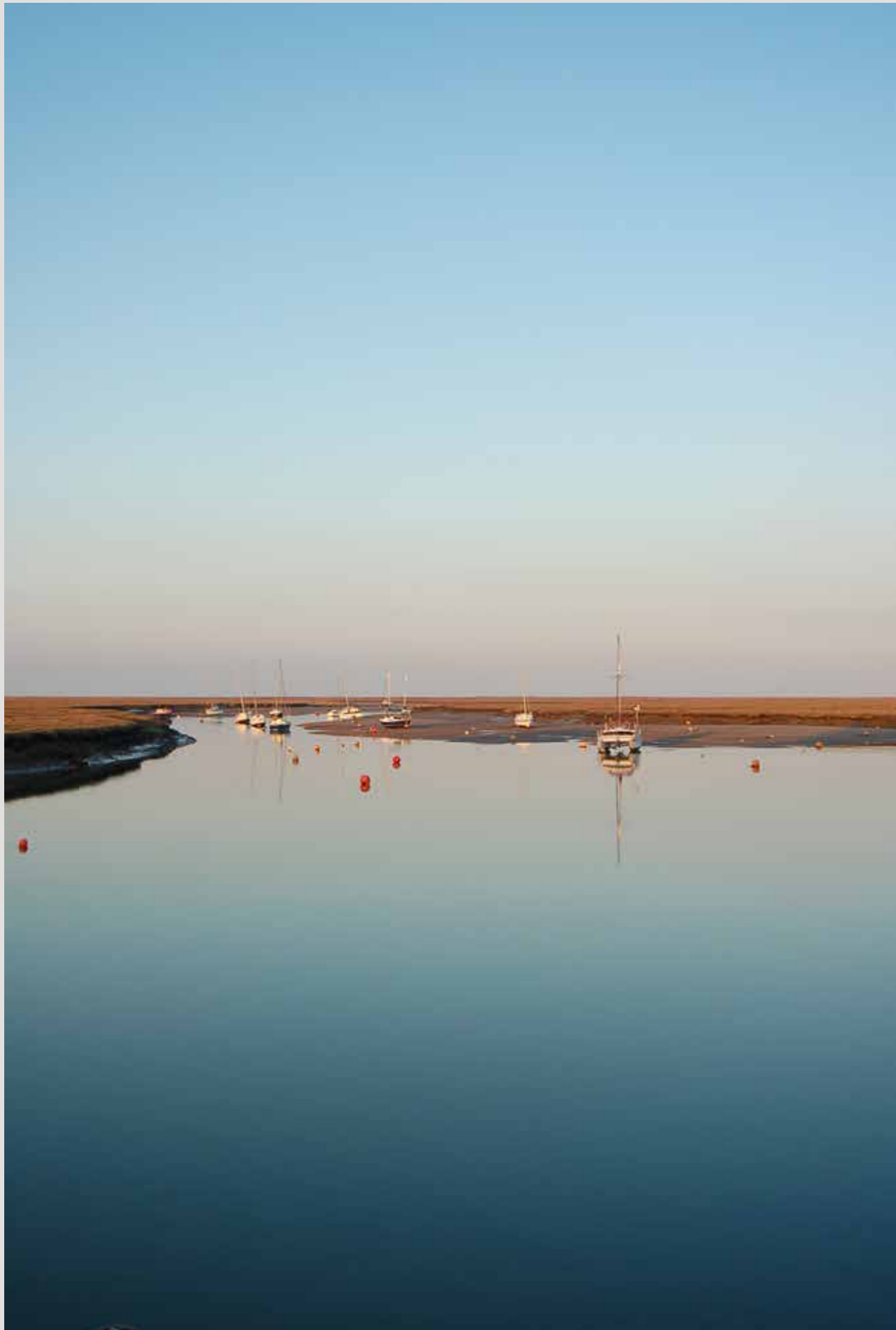




Monteagle House was once a hotel (The Buttlands Hotel) and the green was once used for archery.







Flat 5  
Approximate Floor Area  
585 sq. ft  
(54.34 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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)

# Wells-next-the-Sea

A SWEET AND EXCITING SPOT ON THE NORFOLK COAST

Wonderful Wells-next-the-Sea beckons with its sandy beach and charming candy-striped huts, drawing day trippers and holidaymakers. However, it offers much more for those considering it as a permanent residence.

Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

Behind the bustling harbour, seek out sought-after fishermen's cottages or apartments with sea views in converted buildings. Further afield, discover spacious grand houses and new-build developments ideal for families and downsizers. The town boasts a lively community with schools, a GP surgery, and a library.

Delve into culture at Wells Maltings, a heritage centre with a theatre, cinema, gallery, and café-bar. Browse local galleries like The Staithe Gallery, Gallery Plus, and Quay Art for unique artwork. Explore Nomad and the Bowerbird for homewares, Christopher William Country for country clothing, and Ele and Me for eco-friendly children's items. For culinary delights, visit Arthur Howell's traditional butcher or The Real Ale Shop at Branthill Farm.

Dine at The Globe Inn or Crown Hotel for meals overlooking the green, or indulge at Michelin-starred Morston Hall. For a simpler pleasure, enjoy fish and chips from French's on the harbour wall as the sun sets over the water.

Imagine yourself here – could Wells-next-the-Sea be your dream coastal home?



## Note from the Vendor



“We love the views, location and comfort which our home provides.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

### TENURE

Leasehold.

106 years left on the lease.

Ground rent and service charge payable to Monteagle Management Co.Ltd.

Current annual service charge: £1,440 per annum

Building insurance is included in the annual service charge.

### LOCATION

What3words: ///storming.writings.gurgled

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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

