



THE STORY OF

16 The Granary

Wells-Next-The-Sea, Norfolk

SOWERBYS

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16

The Granary

The Quay, Wells-Next-The-Sea
Norfolk, NR23 1JT

Immaculately Presented
Ground Floor Apartment

Located in the Iconic
Granary Building

Views Over the
Quayside and Sea

Beautifully Modernised
Spacious Accommodation

Sociable Open-Plan
Living Space

Generous Bedroom
and En-Suite

No Upward Chain

Viewing Highly Recommended

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

Just along the quayside in the historic Granary building is the most stunning ground floor apartment.

The Granary is an iconic building in Wells-Next-The-Sea, overlooking the sea, sought after by a mix of holiday lets, additional homes and main residences.

This immaculately presented apartment is run as a successful holiday let and it is no surprise that holidaymakers make repeat visits to enjoy the luxurious accommodation. From the moment you enter its independent access into the reception hall, you have generous space to unwind, relax and enjoy.

The open plan living area provides a modernised kitchen, with a breakfast bar to sit and watch the tide as it ebbs and flows and the busy quayside activity. Whilst the delightful curves of the windows allow stunning views and light, the room can be made private and cosy by closing the plantation shutters.

The bedroom is made special not just by its size, but it's beautifully modernised, generous bathroom. You could be forgiven for thinking you were staying in a luxury hotel!

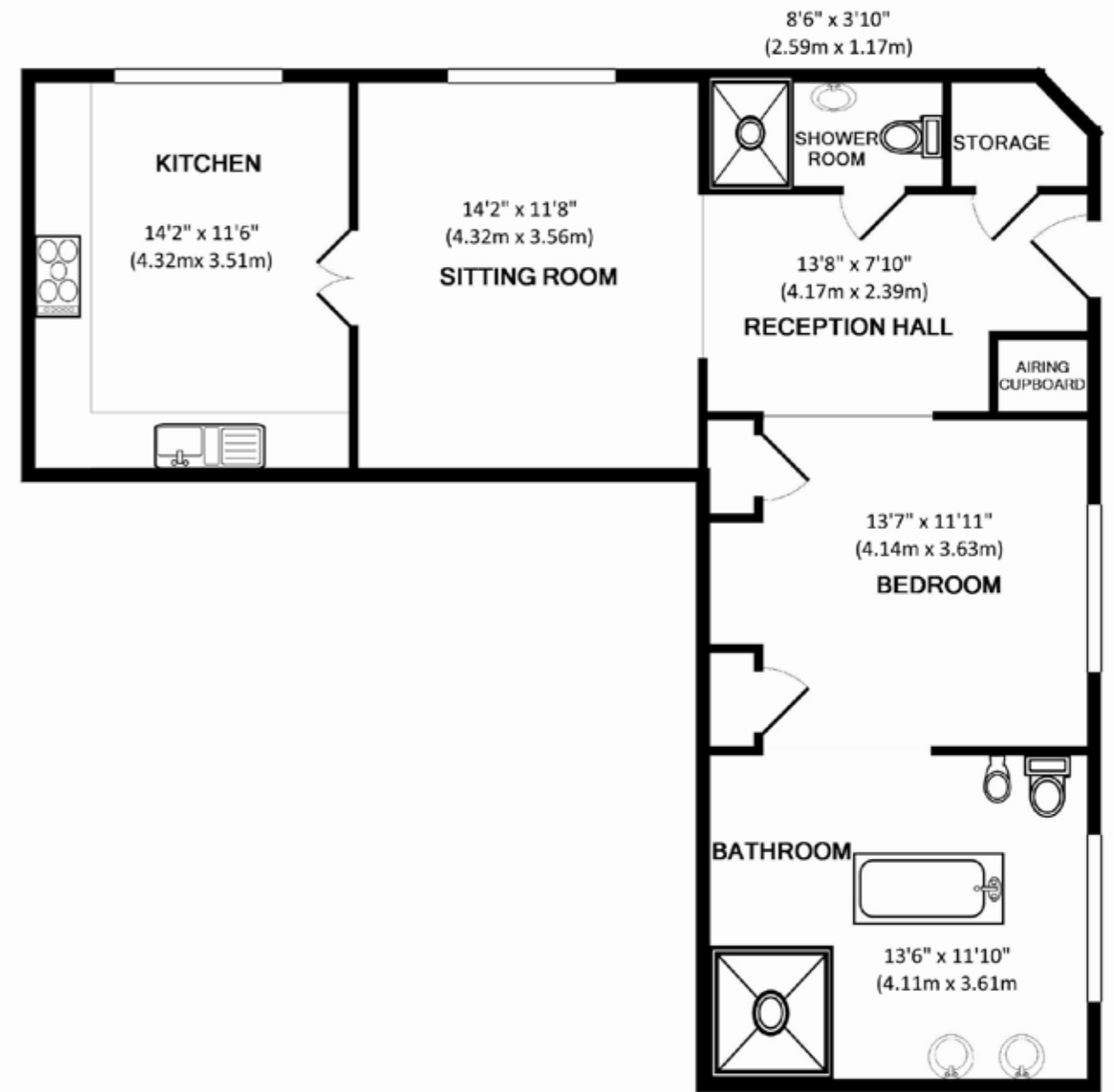
Just a stroll over the road you can breathe the sea air and a little further on you can sample the coffee shops, wine bars, traditional fish and chips and the boutique shops on Staithe Street. And for the more energetic, the walk to the beach and pine woods is a must do.

The apartment is offered for sale with no chain and viewing is highly recommended.



The delightful curves
of the windows allow
stunning views.





TOTAL APPROX. FLOOR AREA 76.5 SQ.M. (823 SQ.FT.)

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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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



Views from The Granary.

“It's a beautiful place to be all year round.”



SERVICES CONNECTED

Mains water and electricity. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0390-2231-9480-2604-7085

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

Leasehold.

LOCATION

What3words: ///beats.kiosk.polishing

AGENT'S NOTE

The property is currently used as a successful holiday let.

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

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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

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

