



THE STORY OF  
**Old Beams**  
*Stiffkey, Norfolk*

**SOWERBYS**



THE STORY OF

# Old Beams

80 Wells Road, Stiffkey, Norfolk  
NR23 1AJ

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Period Cottage

Extended Ground Floor Accommodation

Modernised Kitchen

Generously Sized Conservatory

Exposed Red Brick,  
Pamment Tiled Floors, and Beams

Modernised Bathroom

Cosy Reception Rooms

Part-Walled Garden

Overlooking the River Valley

Chain Free

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SOWERBYS WELLS-NEXT-THE-SEA OFFICE  
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There is certainly a clue within the name Old Beams; a pretty period cottage nestled in its plot enjoying a wonderful view overlooking the River Stiffkey valley and close to the ever-popular nearby marshes.

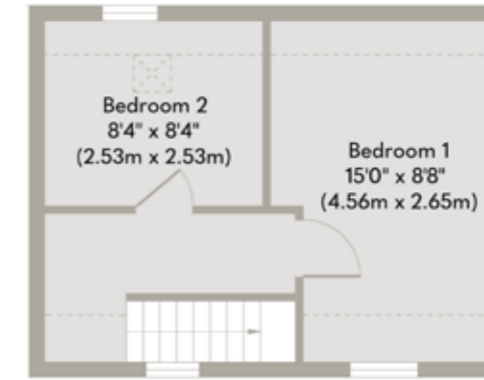
Old Beams has been beautifully modernised and extended, retaining its original charm and character features which include, beams, exposed timbers, and redbrick - alongside pamment tiled floors.

The conservatory is a favourite spot to enjoy the seasons with its delightful glass roof, whilst another reception room beckons when it is cooler weather, allowing cosy nights beside the wood-burner stove.

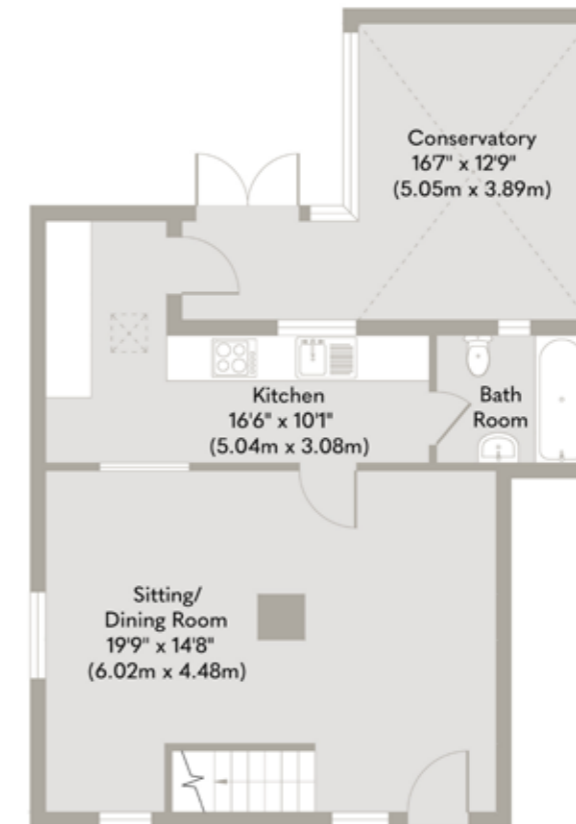
The two bedrooms are served by a ground floor bathroom, and the dormer windows to the front aspect overlook the stunning river valley which is much-loved by an abundance of wildlife. A short walk to the renowned Stiffkey Marshes and you discover a popular local area, ideal for dog walking, you may enjoy the unspoiled landscape. Once you return to this lovely cottage, the part-walled garden offers a lovely retreat to rest for a while, extra special during the summer-time.

Old Beams has enjoyed hosting family and friends and now its time to find a new custodian to enjoy its cottage charm and the quintessential village life, with treasured spots such as the pub and the Stiffkey Stores, for both locals and visitors alike.





**First Floor**  
Approximate Floor Area  
285 sq. ft  
(26.52 sq. m)



**Ground Floor**  
Approximate Floor Area  
620 sq. ft  
(57.60 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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# Stiffkey

A PICTURESQUE VILLAGE  
TO CALL HOME

One of the most picturesque villages on the North Norfolk coast, Stiffkey is located between Wells-next-the-Sea and Blakeney.

The River Stiffkey flowing west to east has carved a valley creating properties with stunning views and a short walk to the tidal marshes. The village is famous for its 'Stewkey Blues', a local blue cockle. It has a good pub, the Red Lion, with real ale and good food. There's also a general store and newsagents. The village is very well placed for the North Norfolk Coast. There is excellent sailing nearby, and superb coastal walks.

Just four miles away is the popular seaside town of Wells-next-the-Sea, which is set behind a small harbour on the beautiful North Norfolk Coast - its beach was voted The Best British Beach of the Year 2016 by The Times. The town has a maze of narrow streets, old alleys and yards, filled with shops, pubs and cafés and there are many listed and impressive Georgian and Victorian buildings. The town has a doctors' surgery, library, community hall and primary and secondary schools, and, for those that enjoy the water a public house on a boat.

Wells-next-the-Sea is within an Area of Outstanding Natural Beauty at the heart of the Heritage Coast between Hunstanton and Weybourne. The beautiful sandy beach, with its pine trees, sand dunes and colourful beach huts, can be reached by a pleasant walk, car or alternatively you could just enjoy the Quay with its active fishing fleet and sailing club. Both Wells-next-the-Sea and Holkham Woods are designated Nature Reserves, and walkers and birdwatchers enjoy the North Norfolk Coastal Path, creeks and marshes.



## Note from Sowerbys



“Both the conservatory and the garden offer wonderful spaces for sun-lit days.”



### SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil-fired central heating.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

E. Ref:- 9247-3041-2201-1324-9200

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: ///twirls.breeze.spiking

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# SOWERBYS

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

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Norfolk and  
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