



THE STORY OF

# Sandpiper 17

*Wells-next-the-Sea, Norfolk*

**SOWERBYS**



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# Sandpiper 17

Pinewoods, Beach Road  
Wells-next-the-Sea  
Norfolk, NR23 1DR

Immaculately Kept

Open-Plan Main Living Area

Fitted Kitchen Includes  
Appliances

Principal Double Bedroom

En-Suite

Twin Bedroom

Shower Room

Ample Storage

Gated Wrap-Around Balcony

Chain Free

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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This beautifully positioned caravan is sited on the popular Pinewoods site in Wells-Next-The-Sea. Convenient for the beach and as the site name would suggest the iconic pinewoods.

The caravan has been well looked after and has provided a sanctuary for family holidays, where the beach is just a short walk away, and the town beckons with all of its amenities.

The accommodation comprises a generous open-plan living space, where the kitchen has been well-fitted with appliances and the living room has ample storage and comfortable seating, which can also provide additional beds. The principal bedroom has an en-suite and the twin bedroom is served by the shower room.

When the sun shines and the caravan can open its doors from the living room, the wrap-around balcony is the ideal space to spread out and enjoy eating alfresco or whiling away the time, relaxing in the warmth of the sun.

It is time to find a new custodian to enjoy seaside holidays and all that caravan living provides for all generations.





**Approximate Floor Area**  
528 sq. ft  
(49.05 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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# 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



Pinewoods.

“We have loved every minute we’ve spent here... It’s a haven for relaxation with fantastic walks and cycle routes.”



### SERVICES CONNECTED

Mains water, electricity and drainage.

### COUNCIL TAX

Band not required due to not being a permanent residence.

### ENERGY EFFICIENCY RATING

Rating not required due to not being a permanent residence.

### TENURE

Leasehold. Lease expires 02/01/2036.

Pitch Fee (May change each year, with one months notice).

Annual Pitch Fee: £5252.67 Inc VAT.

### LOCATION

What3words: ///outline.trails.meanwhile

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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

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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