



THE STORY OF

The Old Coach House

Wells-Next-The-Sea, Norfolk

SOWERBYS



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4 Newgate Lane, Wells-next-the-Sea, Norfolk
NR23 1DT

Semi-Detached Former Coach House

Four Bedrooms

Three Reception Rooms

Vaulted Ceiling to Sitting Room

Enclosed Rear Courtyard Garden

Character Features

Within Walking Distance of the Beach
and all that Wells has to Offer

Chain Free

Ultimate 'Lock up and Leave' Home,
Requiring Minimal Maintenance



Located just back from the quay in the popular seaside town of Wells-next-the-Sea, The Old Coach House has facilitated many happy, family holidays over its ownership, and has generated a holiday letting income for over 20 years. It provides a comfortable space that works well for a family of four. Whilst in a quiet spot, its central location is key to being able to enjoy everything Wells has to offer. Within a stone's throw, the beautiful Buttlands is perfect for games and relaxed, quality food and drink, Staithe Street for shops of all kinds, and the Quay for crabbing.

The property boasts a spacious sitting room, used many times for playing games after a day on the beach. It benefits from an enclosed courtyard garden to its rear, which has also been well used.

Owning the Old Coach House has meant better access to the outdoors, favourite places to explore are the pinewoods at Holkham and along the coastal path in both directions. There's excellent access to other beautiful Norfolk beaches, and the options for eating out along the coastline have got better and better - Gurneys fishcakes are a favourite when our sellers visit!

It is time for The Old Coach House to find new custodians to discover and create their own memories, in this comfortable, convenient, and low maintenance holiday home.





A comfortable space
which works well
for a family of four
- a convenient, low
maintenance holiday
home.





First Floor
Approximate Floor Area
255 sq. ft
(23.69 sq. m)



Kitchen
11'5" x 5'6"
(3.48m x 1.68m)

Living Room
13'6" x 12'5"
(4.11m x 3.78m)

Dining Room
12'6" x 9'4"
(3.81m x 2.84m)

Conservatory
10'7" x 8'11"
(3.23m x 2.72m)

Bedroom
9'4" x 8'8"
(2.84m x 2.64m)

Bedroom
9'1" x 6'3"
(2.77m x 1.91m)

Ground Floor
Approximate Floor Area
792 sq. ft
(73.57 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 Staith 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



"Holkham woods are among our favourite places to explore, and there are beautiful walks along the coastal path in either direction."



SERVICES CONNECTED

Mains electricity and water. Gas central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 0300-2136-0250-2127-5785

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

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SOWERBYS

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