



Introducing
Hobbs Close, Wells-Next-The-Sea

SOWERBYS

Nestled within the coastal town of Wells-next-the-Sea, Hobbs Close is a thoughtfully designed community of 23 beautiful homes, to rent or buy, offering you the perfect blend of a coastal setting and modern living.

This carefully considered development reflects Holkham's commitment to meeting local housing needs, and has been carefully planned around the premise of community. Its location ensures residents can enjoy miles of unspoilt coastline and beaches whilst also benefitting from all that Wells-next-the-Sea has to offer.

Discover the life waiting for you at Hobbs Close – a place where you can truly feel at home.

AN IDYLLIC SPOT ON THE NORTH NORFOLK COAST

Wells-next-the-Sea has long been a favourite for visitors and holidaymakers, drawn by its sweeping sandy beach, iconic candy coloured beach huts, pine woods and expansive skies. Beyond its postcard-perfect charm, this vibrant coastal town offers an irresistible way of life for those looking to call it home.

Behind the bustling working harbour, discover characterful fishermen's cottages and stylish sea-view apartments, many within beautifully restored buildings. Venture further, and you'll find elegant period homes, contemporary new-builds, and spacious retreats suited to families or those seeking a slower pace by the coast. With schools, a GP surgery, and a welcoming community, Wells is as practical as it is picturesque.

Set sail on a traditional wooden boat with Coastal Exploration Company, tracing the tranquil waterways, or take to the water for invigorating paddle-boarding lessons with Barefoot SUP.

For a touch of culture, Wells Maltings offers theatre, film, and exhibitions, while The Staithe Gallery showcases inspiring local talent. Seek out unique finds at Nomad and Bowerbird, eco-conscious children's treasures at Ele and Me. And for the finest local produce, visit Arthur Howell's renowned butchery or sip a perfectly brewed pint from The Real Ale Shop at Branthill Farm.

From leisurely lunches at The Globe Inn or The Crown Hotel to locally sourced menus at The Victoria at Holkham, Wells is a food lover's haven. Or, for a simple pleasure, unwrap fish and chips from French's or Platten's (take your pick) and watch the sunset paint the sky over the harbour.

With its unique blend of coastal beauty, culture, and everyday convenience, Wells-next-the-Sea could be the perfect place for you to put down roots.

A DREAM LOCATION FOR YOUR PERFECT LIFESTYLE

From Wells-next-the-Sea you can enjoy all that Norfolk has to offer. Situated on the North Norfolk coast, it's within easy reach of other towns and landmarks, with train stations in Sheringham, Cromer, King's Lynn, and Norwich - which also has an international airport.

AGENTS NOTES

No Pets
Underfloor Heating
Available Now
Unfurnished
12 Month Initial Tenancy

COUNCIL TAX

TBC.

ENERGY EFFICIENCY RATING

A.

LOCATION

What3Words: ///duke.denim.avoid



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
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