



THE STORY OF

# Flat 4, Monteagle The Buttlands

*Wells-next-the-Sea, Norfolk*

SOWERBYS



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# Flat 4, Monteagle The Buttlands

Wells-next-the-Sea, Norfolk  
NR23 1EU

First Floor Apartment

Two Double Bedrooms

Two Bathrooms and  
One En-Suite

South Facing Roof Terrace

Stylish Kitchen

Period Features

Wonderful Views

Grade II Listed

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Located in one of Wells-next-the-Sea's most sought-after settings, Flat Four, Monteagle offers a beautifully choreographed blend of period charm, contemporary style, and coastal elegance - all set against the tranquil backdrop of The Buttlands, the town's historic oak-lined green.

Approached via an elegant and welcoming entrance hall, with its handsome tessellated floor and sweeping oak staircase, this exquisite first-floor apartment immediately sets the tone for refined coastal living.

To the front, a spacious open-plan kitchen, dining, and living area enjoys a superb west-facing bay window that perfectly frames the leafy views across The Buttlands. Bathed in natural light throughout the day, this is a wonderfully sociable space, equally suited to relaxed family living or entertaining friends after a day at the beach. From the living room, a door leads out onto a large south-facing roof terrace, open to the west and walled for complete privacy. Here, you can soak up the sunshine with morning coffee or unwind with an evening gin and tonic as the sun sets over the rooftops of this charming coastal town.

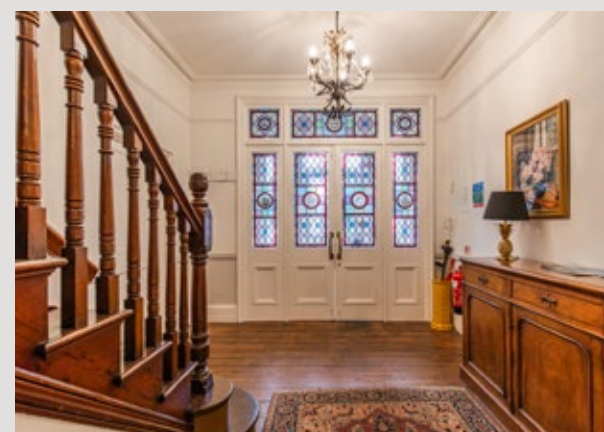
To the rear are two generous double bedrooms, including a principal suite with its own en-suite bathroom, and a second bedroom served by a stylish shower room. Throughout, the apartment beautifully balances original period features — such as fireplaces, exposed floorboards, and classic panelled doors — with sleek modern finishes. The result is a home that feels both timeless and contemporary.

Perfect as a permanent residence, weekend retreat, or lock-up-and-leave coastal escape, Flat Four is just a short stroll from Wells' array of independent shops, cafés, and renowned pubs and restaurants, as well as its iconic beach and colourful beach huts.

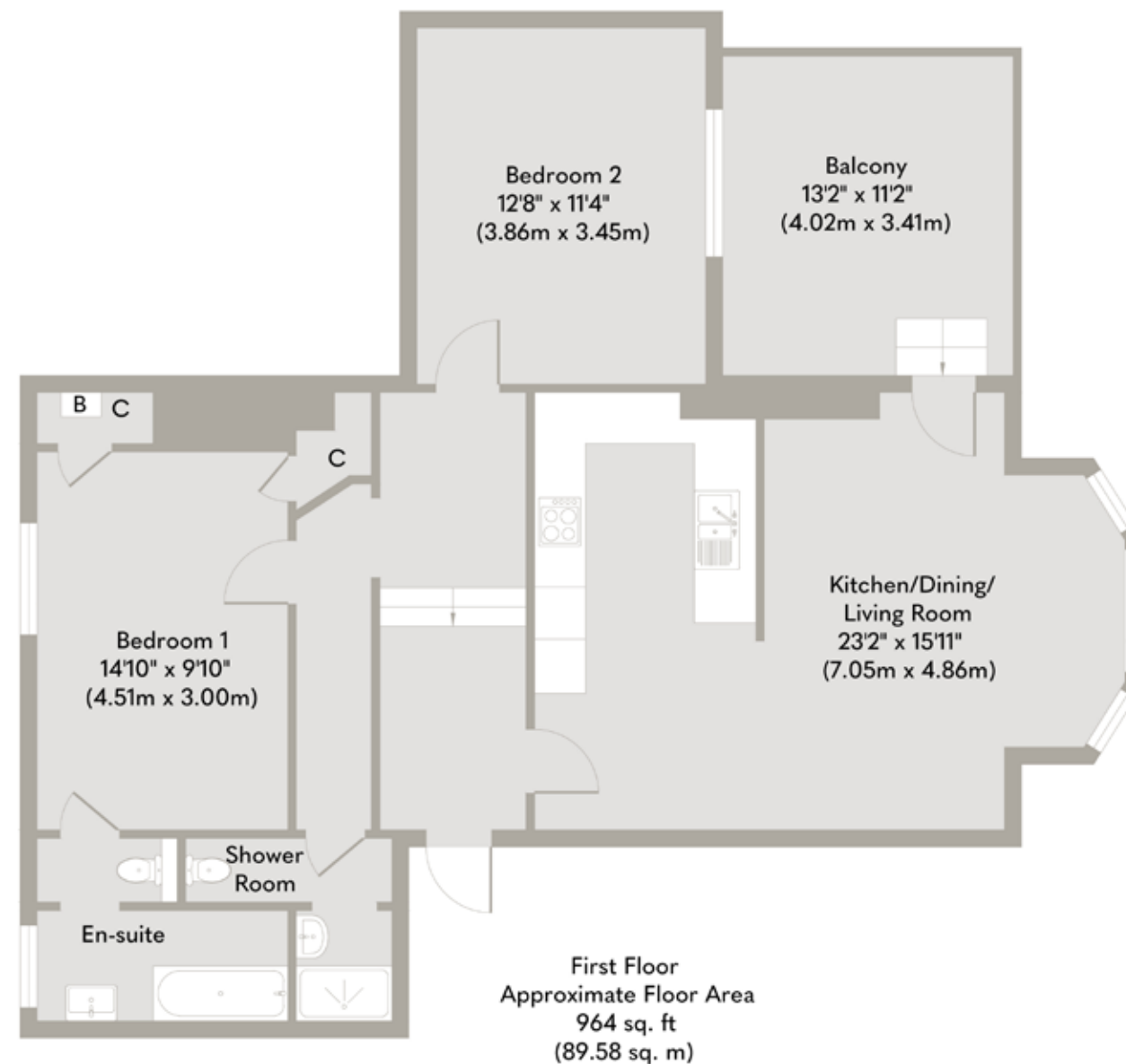
A property of charm, light, and lifestyle, Flat Four, Monteagle captures the very essence of Wells-next-the-Sea living.



Perfect as a permanent  
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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.

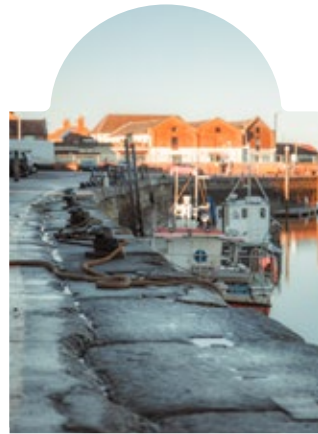
Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

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



“Set against the tranquil backdrop of The Buttlands, the town's historic oak-lined green.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

## TENURE

Leasehold with a Share of Freehold.

The lease has 105 years remaining.

Each of the six leaseholders in the building own an equal share of the freehold and are responsible for the maintenance of the building.

Ground Rent: £50 per annum.

Service Charge: £1,440 per annum.

## LOCATION

What3words: ///joints.atom.duties

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

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.



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