



THE STORY OF

Fisherman's Cottage

Wells-next-the-Sea, Norfolk

SOWERBYS



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Fisherman's Cottage

17 The Glebe, Wells-next-the-Sea, Norfolk
NR23 1AZ

Grade II Listed

Chain Free

Successful Holiday Let

Wood Burning Stove

Two Bedrooms

One Shower Room and One Bathroom

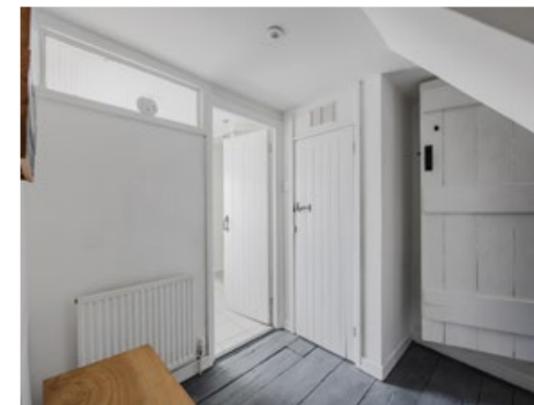
Courtyard Garden

Views Over the Quay

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Located a stone's throw from the picturesque Quay in Wells-next-the-Sea, Fisherman's Cottage is an enchanting Grade II listed cottage, which perfectly captures the charm and character of North Norfolk coastal living.

Beautifully and thoughtfully renovated, the property effortlessly blends period features with modern comfort. Exposed beams and a welcoming wood-burning stove create a cosy focal point within the sitting room, an inviting space to unwind after windswept beach walks or evenings exploring the town's vibrant harbour and independent eateries.

Arranged over three floors, the accommodation offers both charm and practicality. The first floor hosts a generous double bedroom accompanied by a stylish shower room, while the second floor reveals a further double bedroom served by its own bathroom - an ideal layout for guests, family, or a successful holiday let as it currently stands.

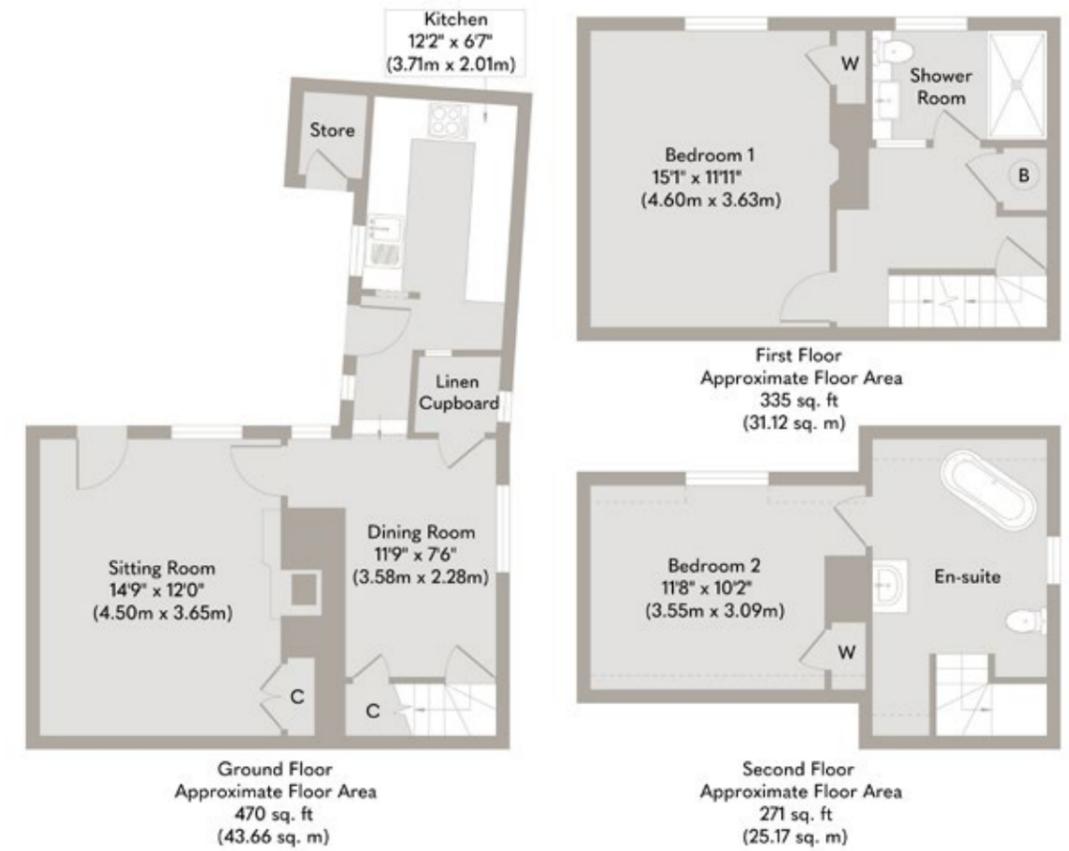
Outside, a delightful East-facing courtyard garden provides a private spot for morning coffee, while a useful lockable store offers the perfect solution for keeping beach equipment.

Positioned in one of North Norfolk's most sought-after seaside towns, moments from the quay and within easy reach of the sandy beach, this captivating cottage offers a wonderful opportunity to enjoy the very best of coastal living - whether as a permanent residence, weekend retreat, or investment property.



Three words to describe the home would be unique, well-placed and homely.





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 Vendor



“Our favourite spot in the house is the view out to the sea from the top floor.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///cabin.choice.serenade

AGENT'S NOTE

Grade II listed.

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

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