



THE STORY OF

6 The Glebe

Wells-Next-The-Sea, Norfolk

SOWERBYS



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6 The Glebe

Wells-Next-The-Sea, Norfolk
NR23 1AZ

Three Double Bedrooms

Modernised Kitchen

Conservatory

Off Road Parking

Single Garage

Mature Gardens to the Front and
Large Patio Space to the Rear

Great Location for Access to the
Quay and The Buttlands

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Nestled in a highly desirable position on The Glebe, just moments from the iconic quay, this charming three bedroom home offers the perfect blend of coastal lifestyle and everyday practicality in the heart of Wells-next-the-Sea.

Ideally located for enjoying everything this much-loved seaside town has to offer, the property sits within easy walking distance of the bustling quay, independent shops, cafés and of course, The Buttlands. Whether you're seeking a peaceful main residence or a property with strong holiday letting potential, homes in this sought-after part of Wells consistently perform well.

The accommodation is well proportioned and thoughtfully arranged, featuring three generous double bedrooms and a family bathroom, making it perfectly suited for families, visiting guests, or holiday makers. Two great reception rooms offer light and comfortable living spaces create a welcoming atmosphere throughout. The living room with its charming parquet flooring backs onto the very useful and spacious conservatory.

Outside, the property enjoys off-street parking and a mature front garden that provides an attractive approach. To the rear, a large patio area offers a fantastic space for outdoor dining, entertaining, or simply unwinding after a day spent on the beach or exploring the nearby marshes and coastal paths.

A particularly useful addition is the single garage, ideal for storing paddle boards, beach equipment and bikes, or simply providing everyday storage and convenience.

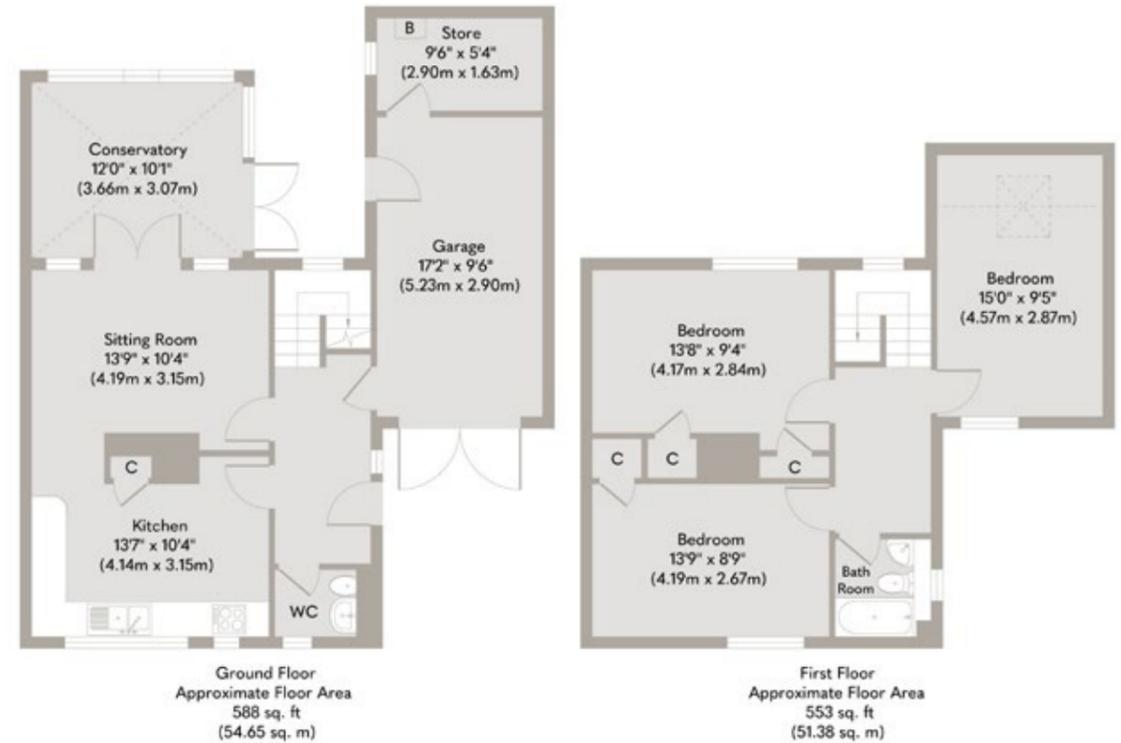
With its prime position close to the quay, spacious accommodation and excellent lifestyle appeal, this property presents a wonderful opportunity to enjoy the best of coastal.





We particularly love
the light and airy
atmosphere to the house.





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.

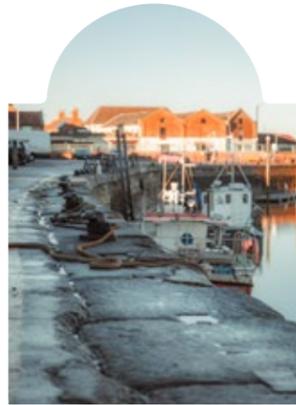
Explore the surrounding waterways aboard Coastal Exploration Company's wooden sailing boats or try stand-up paddle-boarding with Barefoot SUP for an active adventure.

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



“There is a great community here, and we have made many friends. We have enjoyed fantastic access to the outdoors both on the doorstep and further afield.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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

What3words: ///keen.hiring.braved

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SOWERBYS

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