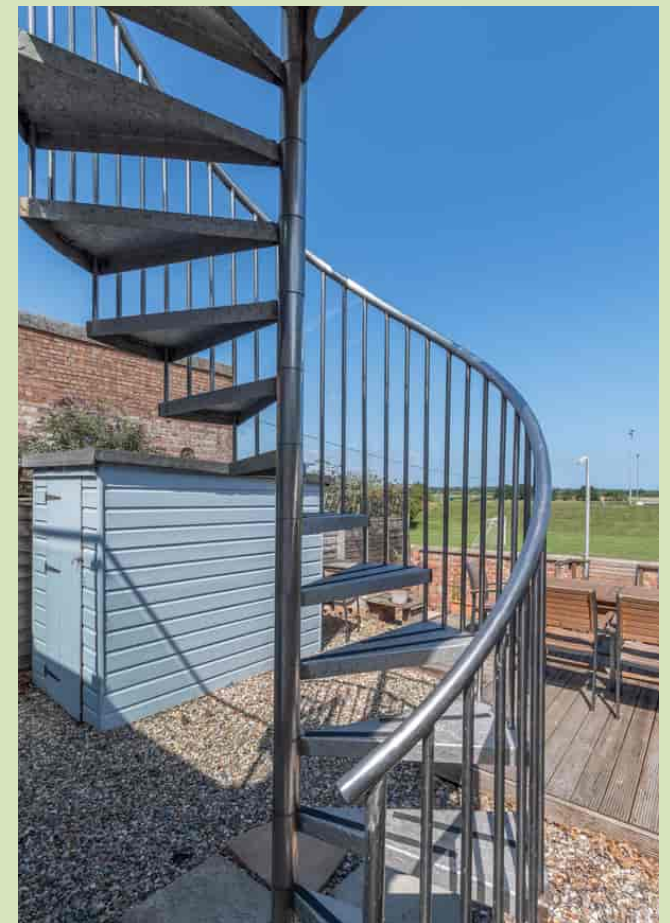




Longview Cottage, Wells-next-the-Sea
Guide Price £540,000

BELTON DUFFEY



LONGVIEW COTTAGE, 46 FREEMAN STREET, WELLS-NEXT-THE-SEA, NORFOLK,NR23 1BA

Charming 3 storey period cottage with spacious 3 bedroom accommodation, courtyard garden and a large 1st floor balcony with fine views out towards the sea. No chain.

DESCRIPTION

Longview Cottage is a delightful mid terrace period home, ideally positioned just a short stroll from the Quay in the seaside town of Wells-next-the-Sea. Enjoying elevated views across the pinewoods towards the sea, the cottage offers bright, beautifully presented accommodation which is arranged over 3 floors and blends timeless charm with contemporary comfort.

The ground floor features a well appointed kitchen/breakfast room, which flows into an open plan sitting and dining area. A modern shower room and a door opening onto a winder staircase complete this level. Upstairs, there are 2 comfortable bedrooms and a cloakroom, while the top floor boasts a further spacious double bedroom with an en suite shower room and stunning far reaching coastal views. Outside, a charming walled courtyard garden includes a spiral staircase leading up to a generous decked balcony—an ideal spot to soak in the scenery. The property has been much improved by the current owners including re-roofing, upgraded electricals and upgraded fire prevention systems.

Currently a much loved second home and a successful holiday lettings business, Longview Cottage would equally suit those seeking a permanent residence close to all the amenities of Wells-next-the-Sea. The property is offered with no onward chain and the furniture, fixtures and fittings are available by separate negotiation.

SITUATION

Wells-next-the-Sea has been a commercial and fishing port for nearly 600 years and still supports a thriving fishing fleet bringing in a catch of, predominantly, shellfish sold locally on the quayside and in nearby restaurants. With a growing number of leisure craft moorings, a lively, sociable sailing club, harbour and sea fishing trips, the town caters for every type of water activity including “gillying” - crabbing on the quayside. Situated a mile from the Quay, the extensive sandy beach is often ranked as one of the top 10 in the country by travel journals. Set against a backdrop of Corsican pinewoods, the stunning beach is home to the much publicised, iconic colourful beach huts, which are available to buy or can be rented daily.

From the top of town down to the Quay, Staithe Street provides visitors and locals with a wide variety of shops, cafes, galleries and speciality food stores. For entertainment, the recently opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. Alongside coastal scenery, wildlife and water sports, the town has a primary and secondary school – both rated Good by Ofsted - as well as a library, doctor’s surgery and cottage hospital providing a range of accessible and integrated health and well-being services.



SITTING/DINING ROOM

7.04m x 3.98m (23' 1" x 13' 1")

A partly glazed solid timber entrance door leads from the alleyway to the side of the property into the good sized sitting/dining room with a feature fireplace recess (not in use). Slate tiled floor, tall meter cupboard, 2 radiators, recessed ceiling lights, sash window to the front, door opening onto a staircase leading up to the first floor landing, understairs storage cupboard. Open plan to:

KITCHEN/BREAKFAST ROOM

5.54m x 3.22m (18' 2" x 10' 7") at widest points.

L-shaped room with a range of Shaker style base and wall units with laminate worktops and upstands incorporating a white one and a half bowl ceramic sink unit, tiled splashback. Integrated appliances including an oven, gas hob with an extractor over, dishwasher, washing machine and fridge freezer.

Slate tiled floor, built-in storage cupboard, recessed ceiling lights, radiator, room for a breakfast table and chairs, high level window to the side and hardwood French doors leading outside to the rear garden.

GROUND FLOOR SHOWER ROOM

2.40m x 1.24m (7' 10" x 4' 1")

Wet room style shower area with a chrome mixer shower, wall mounted wash basin and WC. Chrome towel radiator, tiled floor and walls, recessed ceiling lights, extractor fan and a high level window to the side.

FIRST FLOOR LANDING

Staircase leading up to the second floor, storage cupboard, radiator, small window to the north and doors to bedrooms 1 and 3 and the cloakroom.

BEDROOM 1

3.47m x 3.20m (11' 5" x 10' 6")

Built-in storage cupboard housing the Vaillant gas-fired boiler, radiator, window overlooking the decked balcony with views towards the pinewoods and sea beyond.

BEDROOM 3

2.96m x 2.95m (9' 9" x 9' 8") at widest points.

L-shaped room with a storage recess, radiator and a sash window to the front.



CLOAKROOM

1.95m x 1.17m (6' 5" x 3' 10")

Pine vanity unit incorporating a wash basin, WC, tiled floor, chrome towel radiator, extractor fan and recessed ceiling lights.

SECOND FLOOR BEDROOM 2

4.56m x 3.88m (15' x 12' 9")

Storage recess, 2 radiators, fitted cupboard, recessed ceiling lights, 2 radiators, access to eaves and a dormer window with fine elevated views towards the pinewoods and sea beyond. Door leading into:

EN SUITE SHOWER ROOM

2.28m x 0.98m (7' 6" x 3' 3")

Shower cubicle with a chrome mixer shower, pine vanity unit incorporating a wash basin, WC, chrome towel radiator, tiled floor, recessed ceiling lights, extractor fan and loft hatch.

OUTSIDE

Longview Cottage is accessed through an arched alleyway in the middle of the terrace (shared with the neighbouring property) which leads to the side entrance door and a pedestrian gate to the rear of the property.

The charming courtyard garden has been gravelled for ease of maintenance with a decked terrace and steps leading down to a BBQ area with space for seating and a low brick wall to the rear boundary making the most of the views over the playing fields. Timber shed, fenced boundaries and outside lighting.

BALCONY

6.08m x 3.39m (19' 11" x 11' 1")

A galvanised metal spiral staircase leads from the rear courtyard garden up to a large first floor decked balcony with a glazed balustrade, room for an outside table and chairs, sofas etc and stunning far reaching views towards the pinewoods and sea beyond.

DIRECTIONS

On foot from Belton Duffey's Wells-next-the-Sea office, turn right down Staithe Street and continue to the end. At the T-junction, turn left, and continue past the Quay, and further along to Freeman Street.

Continue along Freeman Street where you will see Glebe Road on your left. Carry on and Longview Cottage (number 46) is a little further down on the right-hand side.



OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band TBC.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C.

TENURE

This property is for sale Freehold.

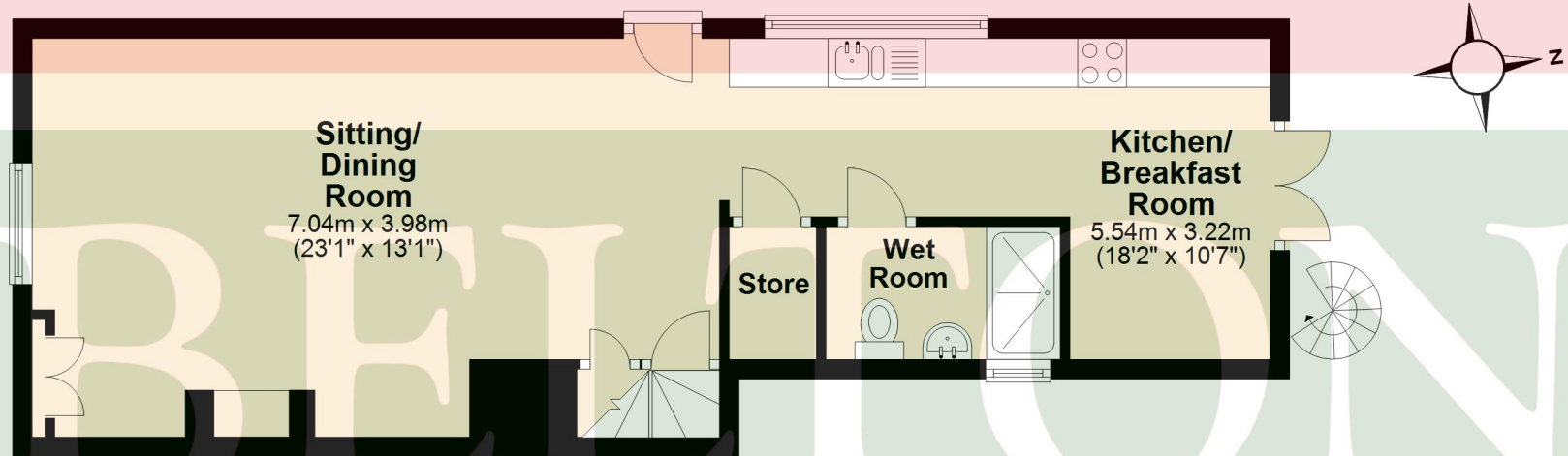
VIEWING

Strictly by appointment with the agent.



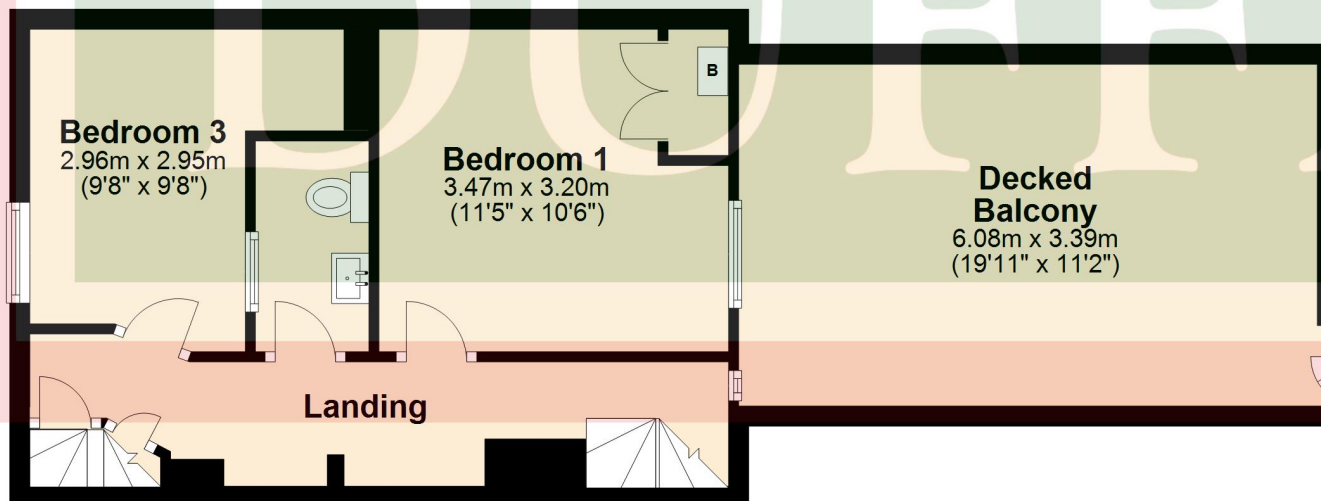
Ground Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



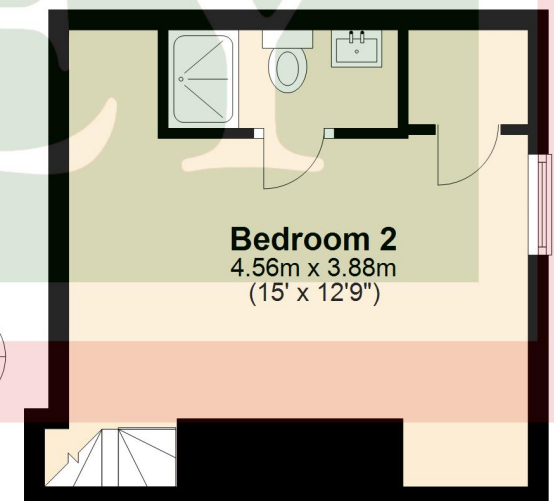
First Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



Second Floor

Approx. 20.8 sq. metres (224.1 sq. feet)



Total area: approx. 118.9 sq. metres (1279.7 sq. feet)



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