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**Ground Floor**  
**Approximate Floor Area**  
**307 sq. ft**  
**(28.50 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**307 sq. ft**  
**(28.50 sq. m)**

**Second Floor**  
**Approximate Floor Area**  
**208 sq. ft**  
**(19.32 sq. m)**

En-suite (2.89m x 1.75m) (9'6\" x 5'9\"), Kitchen (2.10m x 2.02m) (6'11\" x 6'8\"), Bathroom (2.37m x 1.64m) (7'9\" x 5'5\"), Landing, Bedroom 3 (3.46m x 2.60m) (11'4\" x 8'6\"), Bedroom 2 (3.47m x 2.77m) (11'5\" x 9'1\"), Bedroom 1 (4.76m x 2.60m) (15'7\" x 8'6\"), Landing

# SPALDING

**CHARTERED SURVEYORS**

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## PROPERTY ~ PROPERLY

& Co



2 Vine House  
3 Oak Street  
Fakenham  
NR21 9DX  
**01328 862396**

75 Staithe Street  
Wells-next-the-Sea  
NR23 1AN  
**01328 710203**



**Curlew Cottage, 44 Freeman Street, Wells-next-the-Sea, NR23 1BA**

**£450,000**



**Summary:**

Available with no onward chain, Curlew Cottage offers charm, stunning views and perhaps a reason to make Norfolk home. This property has been modernised over the years, to create a wonderful retreat.

Curlew Cottage is the reason why the current owner decided to move to Norfolk permanently - he fell in love with not only with the beauty of the cottage, but also with the sandy beaches, superb walks and the big blue skies.

**Ground Floor:**

The downstairs space has been opened up in order to create a superb social environment. The kitchen is situated to the front of the house and opens to the dining area which in turn leads to the sitting area. It is a lovely cosy space and has french doors to the rear, as well as a window to the south keeping this space flooded with natural light.

**First Floor:**

Unlike most Norfolk cottages, where the stairs are narrow and steep - here the transition between floors is effortless. On the first floor you will find two double bedrooms and the family bathroom, all presented to a superb standard.

**Second Floor:**

At the top of the cottage you discover the principal bedroom. This room is of good proportions, benefits from an en-suite shower room and perhaps the best asset is the view to The Pinewoods and sea - breathtaking.

**Outside:**

The outside space has been landscaped in order to achieve a minimalist garden style. There is a seating area with elevated views to the rear and a semi-raised bed is home to the lawn. There is mature trees and shrubbery keeping this space full of life, whilst two sheds will help with extra storage.

**Services:**

All mains services are connected to the property.

Central heating is gas-fired.

**EPC Rating:**

C.

**District Council:**

North Norfolk: 01263 516071.

The property is currently assessed for Business Rates, with a Rateable Value of £2,850.

**Tenure:**

Freehold.

**Viewing:**

By appointment through the Sole Agents, Spalding & Co.,

Office Opening Hours:

Monday - Friday: 9:00 a.m. - 5:00 p.m.

Saturday: 9:30 a.m. - 12:30 p.m.

Email - [property@spaldingandco.co.uk](mailto:property@spaldingandco.co.uk)

**The Location:**

Wells-next-the-Sea is one of the prettiest towns on the North Norfolk Coast. Once a busy commercial port, trading between the 16<sup>th</sup> - 20<sup>th</sup> centuries and now a popular seaside resort for holidaymakers.

Almost the entire 50 mile stretch of coastline from Snettisham in the west to Mundesley in the east is designated as an area of Outstanding Natural Beauty and Wells is perfectly located as a base from which to explore this.

From the sweeping sandy beach bordered by pinewoods and colorful beach huts, to the bustling harbour where you'll find children crabbing on the quay opposite the finest fish & chips, to the pretty tree-lined green known as The Buttlands with its warm & welcoming taverns - Wells is the perfect, family friendly seaside destination.

There are plenty of amenities including schools, a doctor's surgery, dentist, churches, library, convenience stores, pubs, restaurants and interesting independent boutiques and galleries. The Maltings also provides a venue for art, theatre and cinema. The vibrant community schedule year-round events that help keep this seaside town one of the most desirable places in Norfolk to live.