



A SUBSTANTIAL GRADE II LISTED MERCHANTS' HOUSE SET JUST BACK FROM THE QUAY WITH A WONDERFUL WALLED GARDEN

Catesby Court, The Quay, Wells-Next-The-Sea, Norfolk NR23 1AR

[bedfords.co.uk](https://bedfords.co.uk)

**Bedfords**

ESTABLISHED 1966



## Guide Price: £1,695,000

(Freehold) Ref: BUR230121 (rev. 21.01.25)

- An historic Grade II listed house with 16<sup>th</sup> century origins, extended c. 1700 and mentioned in Pevsner
- Period features throughout including elegant panelling to a number of rooms, period fire surrounds, panelled doors, wide floor-boards, window shutters and casements
- Views of the sea from most of the front windows
- Entrance Hall
- Drawing Room, Dining Room and Garden Room, all with excellent proportions, high ceilings and tall windows
- Sitting Room with wood-burner set into an inglenook
- Kitchen opening to an East-facing breakfast terrace
- Boot Room and 2 WCs
- Study
- 3 Bedroom suites on the first floor, one with a Dressing Room
- Two Attics, each with a Bathroom, offering potential for 3 or 4 more Bedrooms or other uses
- Further Attic store
- South-facing Walled Garden with access to Staithe Street
- Off-Road Parking for several vehicles











**WELLS-NEXT-THE-SEA** is a traditional fishing port situated on the north Norfolk coast, an Area of Outstanding Natural Beauty. The town is a popular seaside destination and provides many amenities and attractions, with sandy beaches, a natural harbour and beautiful walks as well as individual shops, public houses and excellent restaurants. Holkham Hall, a Palladian stately home set in parkland grounds which are open to the public, is situated two miles to the west.

Six miles away is Burnham Market, a pretty, Georgian village with a further range of individual shops and hostelryes. The High Street chains are to be found in the nearby market town of Fakenham.

There are many other attractions in the immediate vicinity, such as the Royal Estate of Sandringham, Houghton Hall and of course mile upon mile of sandy beaches, creeks and marshes which stretch along the north Norfolk coast from Old Hunstanton to Blakeney. The coast offers pretty villages, RSPB reserves, links golf courses and many excellent pubs and restaurants to sample as well as walks and good sailing from a number of pretty, natural harbours.

Catesby Court is situated within a designated Conservation Area.









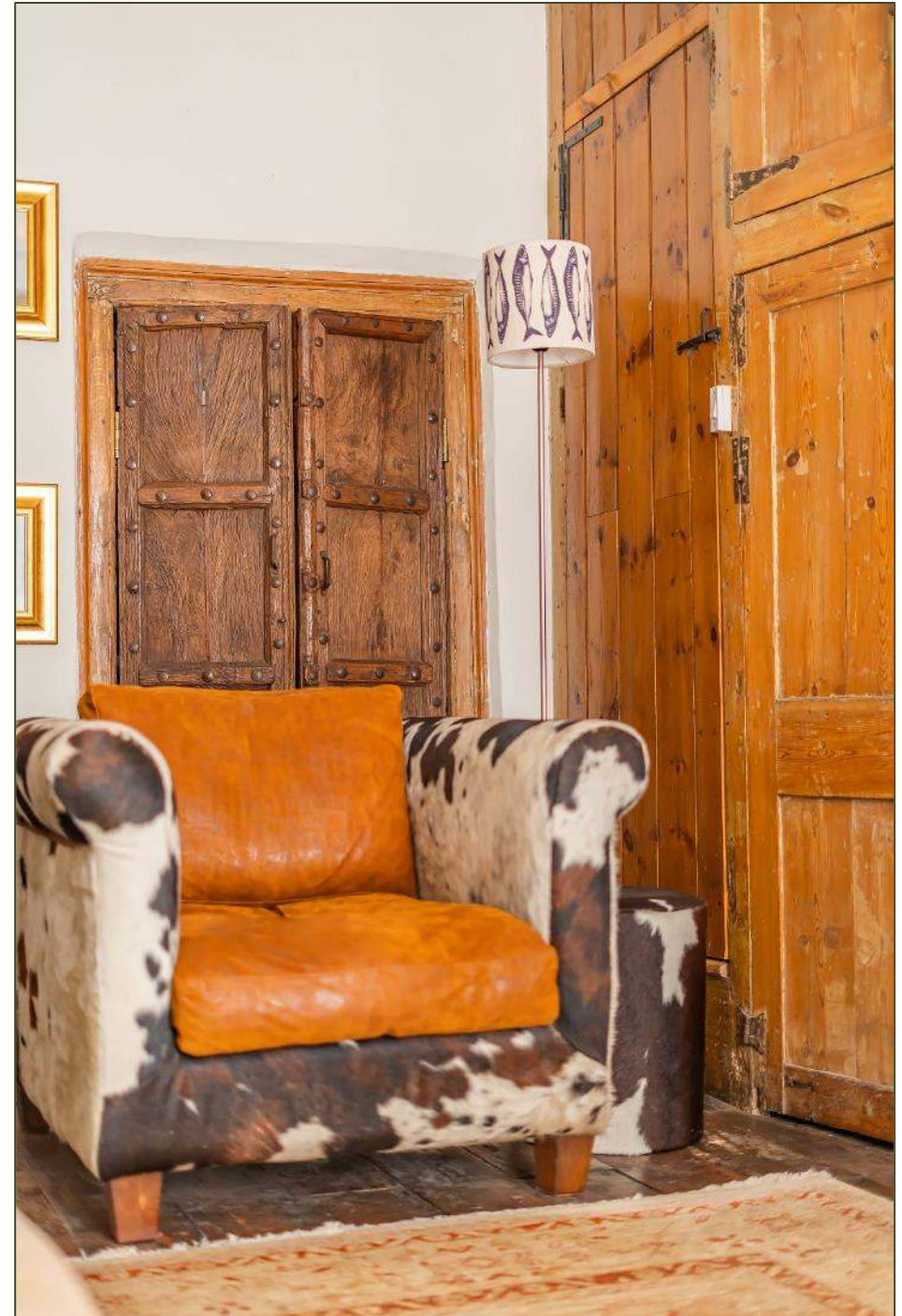
**HEATING:** Gas-fired central heating

**COUNCIL TAX:** Band F

**SERVICES:** Mains gas, electricity, water and drainage

**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation if required.

**IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.























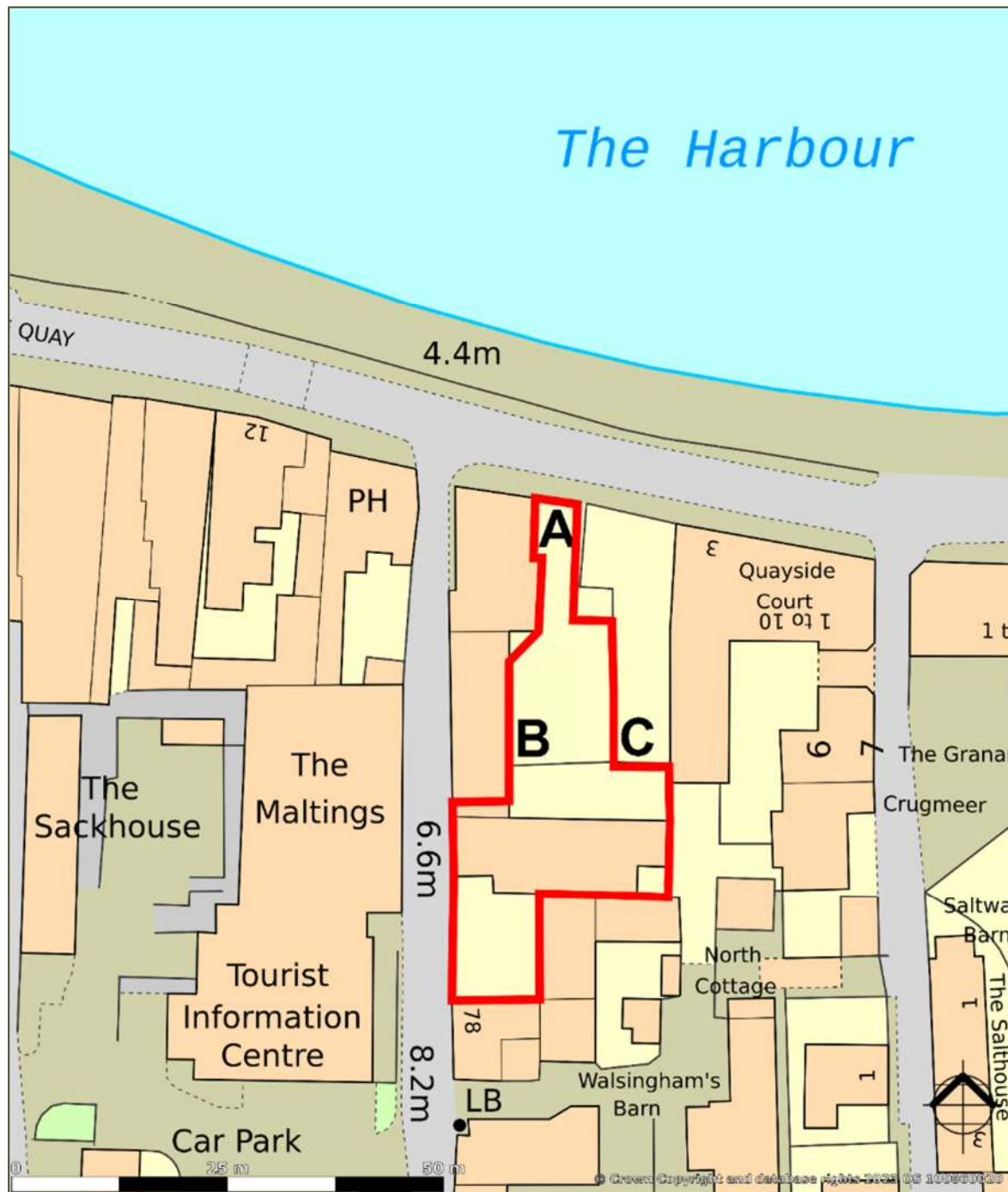












#### AGENTS NOTES:

1. The neighbouring property to the north-west has the right to park one vehicle at the point marked B on the site-plan.
2. The neighbouring property to the north-east has a vehicular Right of Way from point A to point C.

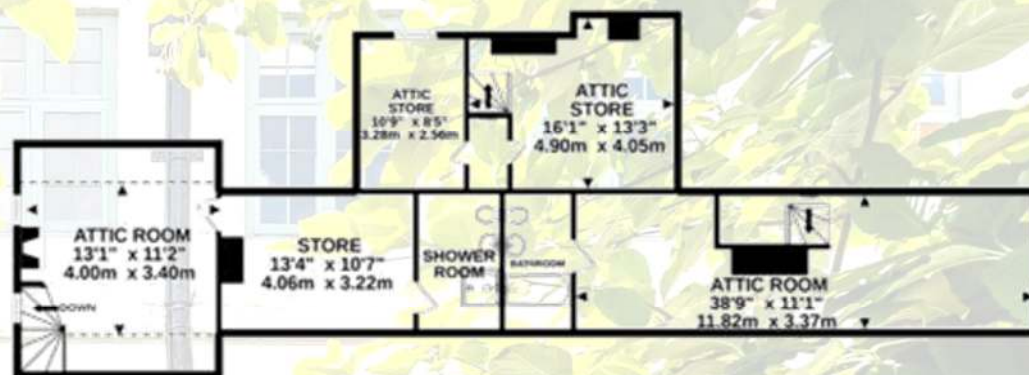
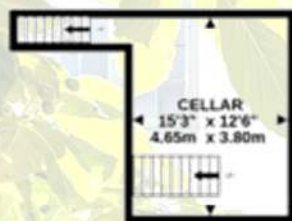
**BROADBAND:** Ofcom indicate that Superfast Fibre Broadband is available to the property.

**MOBILE COVERAGE:** Ofcom indicate that EE have limited voice and data inside the property but are likely to have both available outside; Three have no voice and data inside the property but are likely to have both available outside; O2 are likely to have voice and limited data inside and likely to have voice and data outside; Vodafone have limited voice and no data inside while both are likely outside.

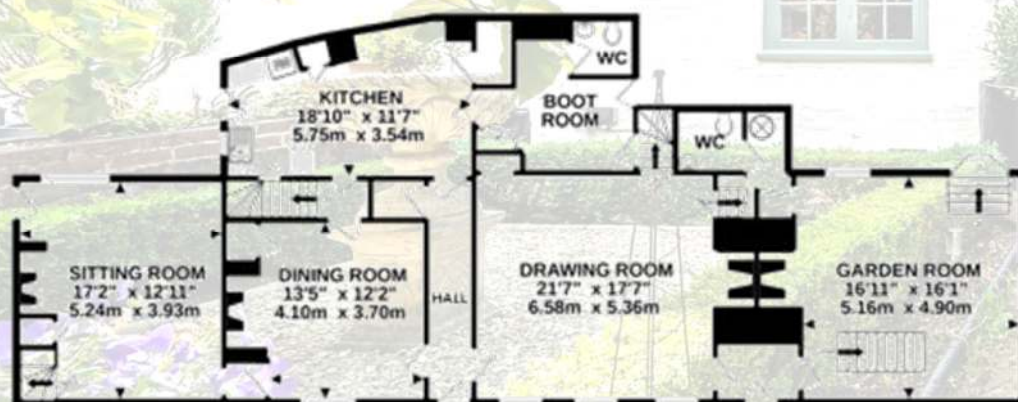




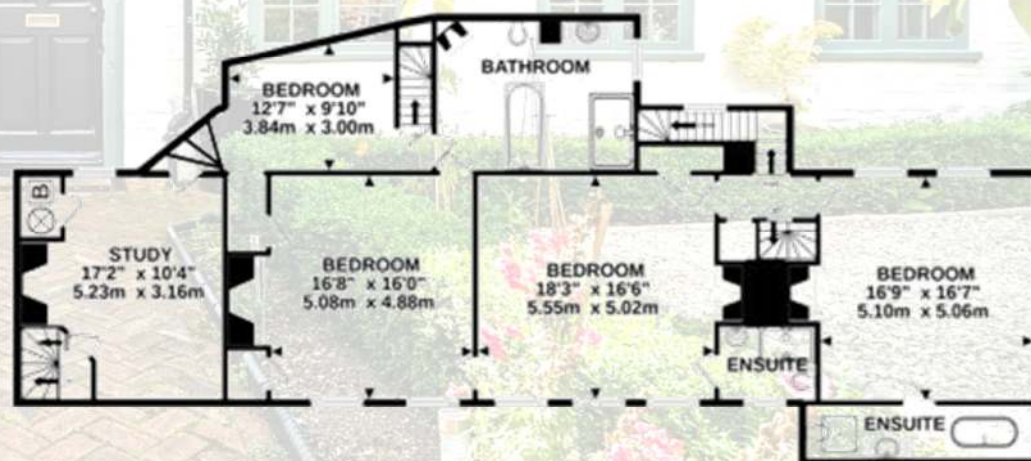
**BASEMENT**  
415 sq.ft. (38.6 sq.m.) approx.



**2ND FLOOR**  
1216 sq.ft. (112.9 sq.m.) approx.



**GROUND FLOOR**  
1677 sq.ft. (155.8 sq.m.) approx.



**1ST FLOOR**  
1794 sq.ft. (166.7 sq.m.) approx.

**TOTAL FLOOR AREA : 5102 sq.ft. (474.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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**VIEWING:**

Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500.

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