



THE COACH HOUSE

THE BUTTLANDS, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1EY

EPC: D

JACKSON-STOPS 



THE COACH HOUSE

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TOTAL APPROX. INTERNAL FLOOR AREA 1600 SQ. FT.

BEAUTIFULLY PROPORTIONED AND FILLED WITH NATURAL LIGHT, THIS ELEGANT TWO-BEDROOM HOME IS TUCKED AWAY JUST OFF THE HISTORIC BUTTLANDS IN THE HEART OF WELLS-NEXT-THE-SEA. WITH A PRIVATE GARDEN, PARKING AND SPACIOUS ACCOMMODATION, IT OFFERS AN EXCEPTIONAL LIFESTYLE MOMENTS FROM THE HARBOUR AND BEACH.



GROUND FLOOR

- Boot room/laundry
- WC
- Kitchen
- Dining room
- Living room

FIRST FLOOR

- Large double bedroom with ensuite bathroom
- Large double bedroom
- Shower room.

OUTSIDE

- Gravel drive and parking for one car
- Paved Courtyard garden
- Lawned garden with shed and greenhouse

ADDITIONAL FEATURES

Utilities

- Water supply: mains
- Electricity: mains
- Gas: mains
- Heating: Boiler
- Drainage: mains
- Broadband connection: FTTC
- Parking: Off road
- EV charge point: no

Rights and Restrictions

- Private rights of way: YES
 - Public rights of way: No
 - Listed Property: Yes/No
 - Restrictions: Yes
 - Easements: Yes
 - Conservation area: Yes
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Risks

- Flooded in last 5 years: No

TENURE & LAND REGISTRY

Freehold

LOCAL AUTHORITY

North Norfolk
Council tax band E

EPC RATING

D

DESCRIPTION

Beautifully proportioned and filled with natural light, The Coach House is an elegant two-bedroom home tucked away just off the historic Buttlands in the heart of Wells-next-the-Sea. Offering generously sized accommodation, an enclosed private garden and off-road parking for one vehicle, it is ideally suited to those looking to downsize without compromising on room size or comfort.

Just a stone's throw from the town's excellent amenities, the property enjoys easy access to Wells' charming independent shops, acclaimed restaurants and cafés, as well as its picturesque harbour, boating facilities and the award-winning sandy beach.

The Coach House is an attractive brick-and-pantile home, discreetly positioned behind Square House on the historic Buttlands. Tucked away from the road, this charming L-shaped semi-detached former coach house offers

beautifully proportioned accommodation, combining period character with practical modern living.





The principal entrance opens into a generous boot room and utility, featuring traditional flagstone flooring, a Belfast sink, wooden worktops, open shelving and space for laundry appliances. A particularly practical space for storing boots, bicycles and boating equipment, it also benefits from a cloakroom with WC and direct access to the garden.

Beyond, the kitchen is fitted with painted Shaker-style cabinetry complemented by solid wooden worktops and a cream Lacanche range cooker with gas hob and both gas and electric ovens. Painted open shelving enhances the room's character, while there is also space for a dishwasher. An external door provides further access to the garden, making it ideal for everyday living and entertaining.

The kitchen flows seamlessly into a spacious, light-filled dining room, where east-facing windows overlook the enclosed garden. Wonderfully proportioned, this versatile room is equally suited as a formal dining space or an additional reception room. Beyond lies an elegant sitting room centred around an attractive fireplace with a wood-burning stove, and French windows, creating a warm and inviting atmosphere. Throughout the ground floor, tall ceilings and engineered oak flooring enhance the sense of light and space.

A staircase rises from the dining room to the first floor, where two generous double bedrooms retain an abundance of period charm with exposed original beams and dual-aspect windows. The principal bedroom benefits from a built-in cupboard and a well-appointed ensuite bathroom featuring white sanitaryware and tongue-and-groove panelling. A separate shower room is fitted with a large walk-in shower, heated towel rail and airing cupboard. Completing the accommodation is a delightful second double bedroom, distinguished by its original semi-circular feature window overlooking the courtyard below, adding a unique architectural focal point to this characterful home.

OUTSIDE

Approached via a gravel driveway, The Coach House benefits from off-road parking for one vehicle. A gated entrance leads into a charming, paved courtyard, providing an ideal setting for al fresco dining and outdoor entertaining. Beyond, the enclosed garden is predominantly laid to lawn, enjoying a sunny aspect and offering a peaceful, retreat.



Complemented by a timber garden shed and greenhouse, it provides an excellent space for keen gardeners and those wishing to make the most of the outdoor lifestyle.

SITUATION

Nestled along the stunning North Norfolk coastline, Wells-next-the-Sea is one of the county's most sought-after coastal towns, celebrated for its picturesque harbour, expansive sandy beach and vibrant community. Rich in maritime heritage, the town effortlessly combines traditional charm with a thriving contemporary lifestyle, offering an excellent selection of independent boutiques, cafés, restaurants and galleries alongside everyday amenities. Surrounded by an Area of Outstanding Natural Beauty and with easy access to scenic coastal walks, nature reserves and sailing opportunities, Wells-next-the-Sea provides an exceptional setting for both permanent living and idyllic coastal retreats.

DRIVING DISTANCES (approx.)

- Burnham Market 6 miles
 - Holkham 2 miles
 - Kings Lynn 30 miles (Mainline station to London Kings Cross)
 - Norwich 32 miles (Mainline station to London Liverpool Street)
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WHAT3WORDS

We highly recommend the use of the [what3words website/app](#). This allows the user to locate an exact point on the ground (within a 3-metre square) by simply using three words.

Cheerful.bearable.generals

AGENTS NOTE

There is a covenant on the property which means it cannot be used for holiday letting. There is a right of access for the Square House over the drive to allow the owner of that property to reach their flat unencumbered, and they also have a right to vehicle access for maintenance works (only). So 'private rights – access to the Square House entrance on the side of the house'.





IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

7. Note to potential purchasers who intend to view the property; if there is any point of particular importance to you, we ask you to discuss this with us before you make arrangements to visit or request a viewing appointment.

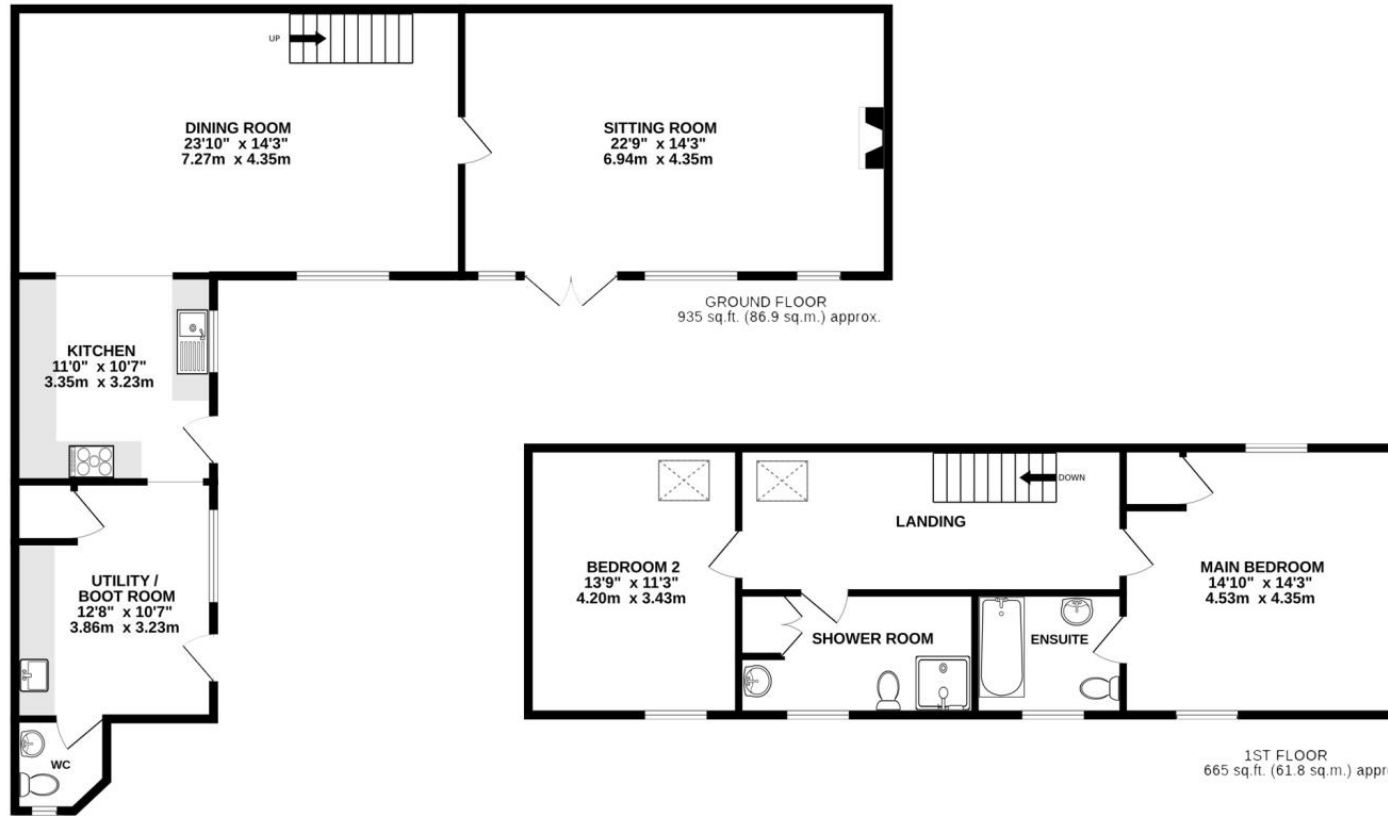
8. Viewings are strictly by prior appointment through Jackson-Stops.

DATE DETAILS PRODUCED

July 2026

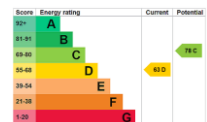
The Coach House, The Buttlands, Wells-next-the-Sea, NR23 1EY

TOTAL APPROX. FLOOR AREA 1600 SQ.FT (148.7 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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. 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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