



A WONDERFUL FAMILY HOME SET IN THE HEART OF WELLS WITH 1.25 ACRES (EST.)

BISHOP INGLE HOUSE
WELLS-NEXT-THE-SEA

savills

A WONDERFUL FAMILY HOME SET IN THE HEART OF WELLS WITH 1.25 ACRES (EST.) OF PRIVATE GROUNDS

BISHOP INGLE HOUSE
WELLS-NEXT-THE-SEA, NR23 1DP

Ground floor: Entrance hall ♦ drawing room ♦ dining room
kitchen/breakfast room ♦ garden room ♦ butlers pantry ♦
cloakroom ♦ WC ♦ cellar

First floor: Master bedroom with adjoining dressing area and
bath/shower room ♦ guest bedroom with adjoining shower
room ♦ 3 further bedrooms ♦ family bathroom

Second floor: Study/bedroom ♦ bedroom ♦ shower room ♦
attic storage ♦ lookout

Cottage wing: Sitting room ♦ dining room ♦ kitchen ♦ WC ♦
two first floor bedrooms and bathroom

Outside: Private off-street parking ♦ large garage ♦ woodland
♦ wonderful partly walled gardens ♦ coach house ♦
outbuildings courtyard in all extending to 1.25 acres (est)

Holkham: 1.5 miles, Burnham Market: 6 miles, Holt: 10 miles,
Norwich: 33 miles.

The Property

Bishop Ingle House presents a unique and wonderful Grade II listed town house, enjoying a private south facing position set in about 1.25 acres (est.) of mature gardens. The main house, in conjunction with the cottage wing, forms a U-shaped configuration enclosing a delightful courtyard. The cottage wing, which is directly accessible from the main house, can be closed off to form a self-contained two-three bedroom unit with its own external access. Within the grounds is a charming coach house that could be utilised further alongside plenty of off-street parking set behind an established boundary, and yet all within a short walk of the quay.

The house presents an immaculate town house of elegant proportions, with thoughtfully arranged accommodation over three floors culminating in a lookout providing superb views of the harbour and salt marshes beyond. The house is entered from a veranda adjoining the main façade, into a staircase hall leading on to the delightful drawing room and dining room. Other rooms of particular note are the impressive kitchen/breakfast room, butler's pantry, spacious garden room, the double fitted study and useful cellar.





The bedroom accommodation is over two floors, accessed off a spacious landing. On the first floor there is a most impressive master bedroom, with dressing area and bath/shower room and a principal guest bedroom with adjoining shower room. The remaining three bedrooms are all double rooms, with a family bathroom. A staircase leads up to the second floor, with a fitted double study, bathroom, bedroom and attic storage, with access up to the lookout.

The property has been the subject of a thorough and sympathetic programme of renovation since the current owners acquired the house. The extensive works, carried out to the highest of standards, have retained and enhanced all period detail including shuttered sash windows, cornices and open fires.

Outside

Bishop Ingle House is approached from the east, through panelled gates on to a large gravelled parking and turning area for many cars, with the drive continuing to the coach house with further parking.

The gardens and grounds are exceptional considering the position of the property within the town, and are entirely enclosed offering peace and privacy. The majority of the gardens are to the south of the house, bordered by fine mature trees and interspersed with herbaceous beds, a fine rose bed and shrubs, with the main large expanse of lawn sweeping away from the house. The lawns continue to the west, to a woodland walk leading back to the coach house and main house.

To the west of the house is a charming walled garden, with well stocked herbaceous beds, kitchen garden, green house and summer house, together with original apple store. A wisteria clad archway leads through to the York stone courtyard, with access from the main house and cottage wing, complete with BBQ area and pedestrian access out toward Wells Quay.

Within the grounds is a former coach house with hayloft providing further storage. This is flanked by a garden store/garage and another outbuilding currently fitted out and used as a workshop.





Situation

Bishop Ingle House is situated conveniently close to the centre of Wells-next-the-Sea, a thriving coastal town famous for its attractive harbour and wonderful sandy beach with picturesque beach huts. The house is within a short walk of the quay and of shopping facilities with good butchers, greengrocers, Co-op supermarket, many lifestyle shops, gallery, delicatessen and a plethora of restaurants, gastro pubs and pubs alongside renowned fish and chip shops. A fantastic recent addition to the town is the Maltings redevelopment incorporating a theatre and cinema, café and bar, heritage and learning centre, and community facilities.

The whole of this part of the North Norfolk Coast is designated as An Area of Outstanding Natural Beauty, with excellent sailing, renowned bird watching and a network of coastal paths to enjoy. There are golf courses at Brancaster, Cromer and Hunstanton.

Burnham Market, which is about 6 miles, is a particularly attractive unspoilt North Norfolk village, now renowned for its excellent shopping facilities as well as good restaurants. The picturesque Georgian town of Holt, home of Greshams Public School, and with some excellent independent shops, is about 10 miles. Beeston Hall Preparatory School is a further 4 miles along the coast towards Sheringham.

Norwich is about 33 miles to the southeast and there is a regular rail service to London Liverpool Street with an approximate journey time of 1 hour 50 minutes. There is also an airport with scheduled domestic and continental flights with most destinations available via Schiphol. Kings Lynn (28 miles) also has a mainline station with a regular service to King's Cross with an approximate journey time of 1 hour 40 minutes. By road, London is about 135 miles.

Directions From Norwich, take the A1067 Fakenham Road bypassing Fakenham on the A148. Turn right signposted to Wells and then take the left hand turning signed to 'Wells-next-the-Sea and Walsingham B1105'. Continue into Wells-next-the-Sea and take the second right hand turning signed to the 'Beach and Town Centre (Mill Road)'. Proceed along Mill Road becoming Station Road, and turn left into Clubbs Lane. Proceed along the road until shortly before the end the entrance to Bishop Ingle House can be found on the left through panelled gates onto a gravel drive. The postcode for the property is NR23 1DP.

Services Mains water, electricity drainage and gas with additional private bore hole, oil fired central heating and night storage heaters. Hard wired fire detection system, intruder alarm & CCTV. Gas fired central heating to the cottage wing.

Local Authority North Norfolk District Council: Band G.

Fixtures & Fittings All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



Annexe



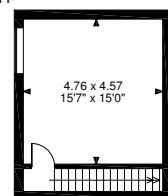
FLOORPLANS

Main House gross internal area = 4,476 sq ft / 416 sq m

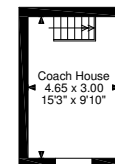
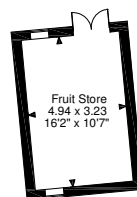
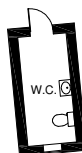
Cottage Wing gross internal area = 1,291 sq ft / 120 sq m

Outbuildings gross internal area = 946 sq ft / 88 sq m

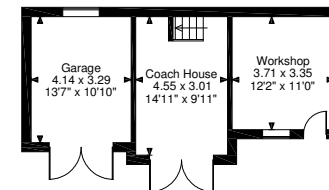
Total gross internal area = 6,713 sq ft / 624 sq m



Cellar

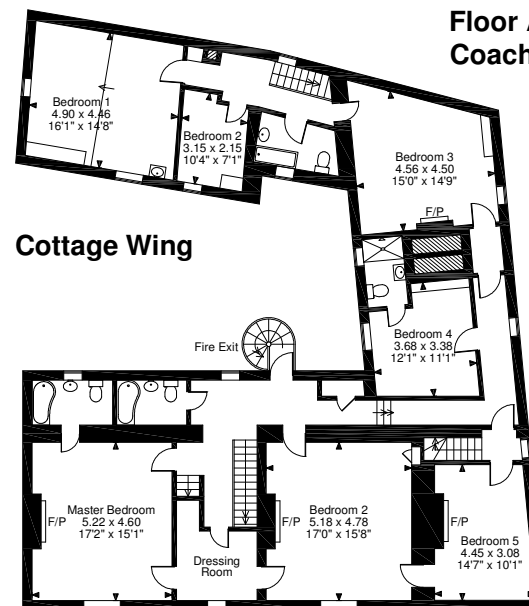


Floor Above
Coach House



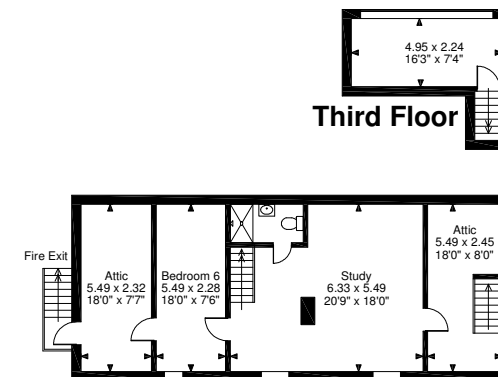
Cottage Wing

Ground Floor



Cottage Wing

First Floor



Third Floor

Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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