Wells-Next-The-Sea,
Suffolk

ARC NEXT-THE-SEA

Sleeps 20
10 x ensuite bedrooms
Superking beds with luxury toiletries

Outdoor pool
Hot tub
Cinema room
Outdoor kitchen with pizza oven

Concierge service via ARC Concierge
Housekeeping & Chef on request
Dedicated House Manager
Curated local activities

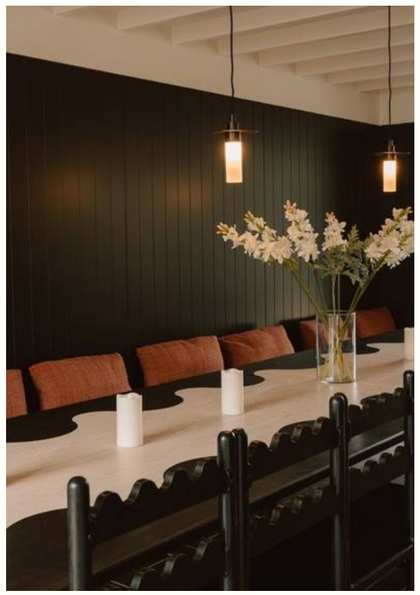


ARC Norfolk

Pinewood forests, sailing boats and fish and chips on the quay. Grab your bucket and spade for a dose of beachside nostalgia at Wells-next-the-sea.

From former church rooms, ARC have fashioned a bright, modern house full of unique spaces for entertaining and sleeping up to 20. With a generous living and dining room, outdoor pool, hot tub and alfresco kitchen, it’s a superb choice for retreats, corporate trips or gatherings of family and friends.

A bespoke table by Jan Hendzel Studio seats up to 20



The large lounge with custom sofa is perfect for the whole to group to gather



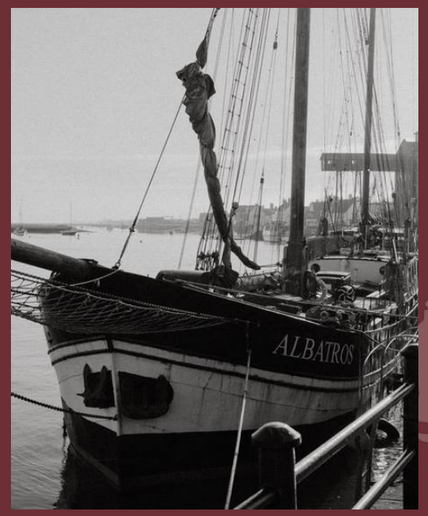
The outdoor table set to dine on the sunny terrace



Wells-Next-The-Sea

Wells-next-the-Sea is a working fishing port that has evolved as one of Norfolk's most characterful and historically rich seaside destinations. Situated in the heart of the North Norfolk Coast - a designated Area of Outstanding National Beauty with over 40 miles of glorious sandy beaches, pinewood forests and protected wildlife habitats. The house is located in the centre of the town opposite St Nicholas Church and around a 30 minute walk from the beach.

Immediately to the west of Wells is the Holkham Estate, with its own famous beach, Palladian Hall, 25,000 acres of rolling parkland, family adventure activities and extensive nature reserve.





Next-the-Sea

Distance from

London - 2 hours 50 minutes / 124 miles
Cambridge - 2 hours / 72 miles
Norwich - 1 hour / 36 miles

Nearest airport

London

Nearest train station

Sheringham - 35 minutes/ 17 miles
Norwich - 1 hour / 36 miles
(London - 1 hour 45 minutes, Manchester - 20 minutes)

STAY

Choosing ARC ensures a luxury stay for all guests. Each of our bedrooms is designed to offer comfort worthy of a boutique hotel, with below as standard:

- Superking beds (available as twins)
- Ensuite bathrooms
- 1,000 pocket spring luxury mattress
- Egyptian cotton bedding
- Bespoke ARC welcome jumpers
- LA-EVA organic toiletries
- Pool and bath towels







“The houses are inspired by the kind of places people have always escaped to – for fresh air, rest, and time together. ARC is my way of combining thoughtful design with the comfort and warmth of staying somewhere that feels like home.”

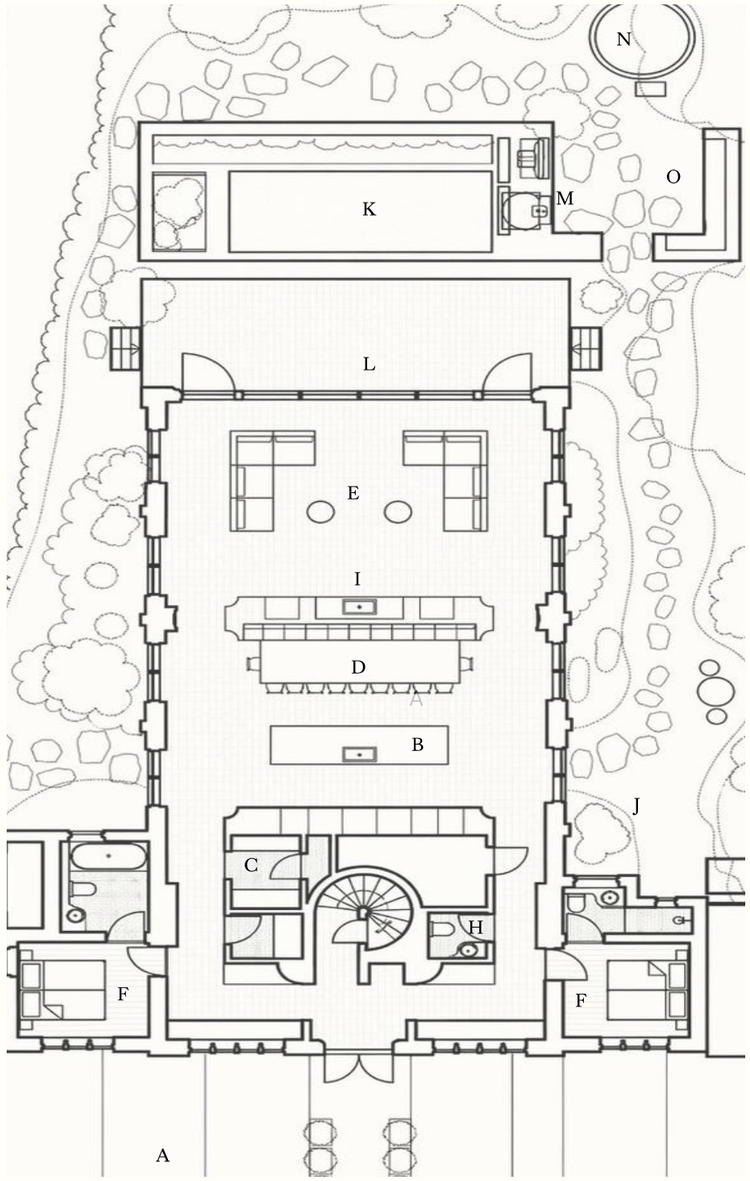
Tom Leahy, Founder

Ground Floor

Built in 1914 as a gathering space for the neighbouring church, ARC Next-the-Sea delights in its latest evolution as a social space with modern and unique spaces for sleeping, entertaining and enjoying.

Famous sandy beaches are just a walk away but - with its pool, sun deck, petanque court, alfresco kitchen with pizza oven and Braai, wood-fired hot tub and firepit - you may never want to leave the garden!

A	Car Parking (7 cars)
B	Kitchen
C	Pantry
D	Dining for 20
E	Lounge/yoga studio
F	2 x Superking ensuite
H	Guest WC
I	TV & Fireplace
J	Petanque Court
K	Outdoor heated pool
L	Outdoor Dining
M	Braai and Pizza Oven
N	Wood Fired Tub
O	Fire Pit





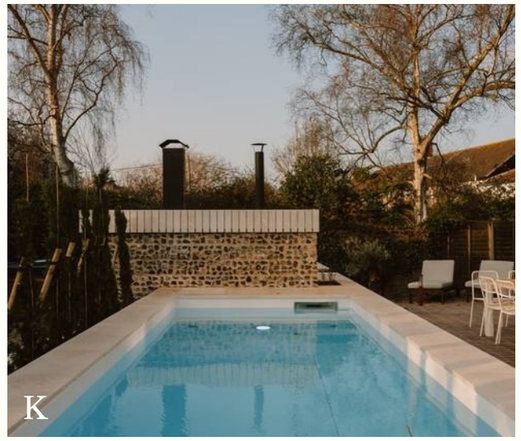












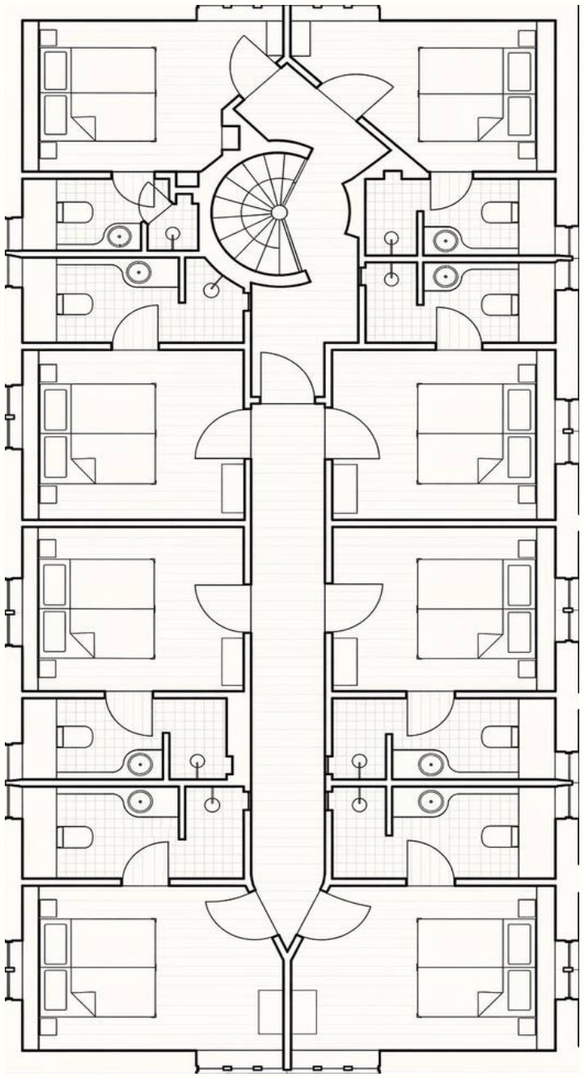






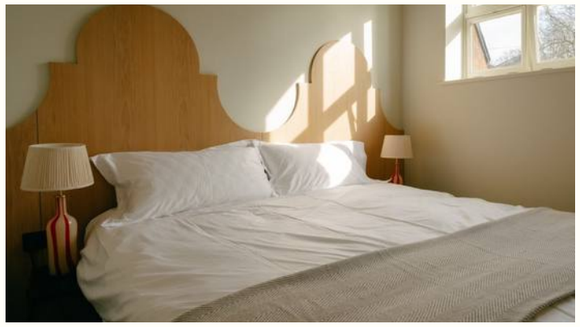
First Floor

8 x Superking ensuite

























EAT

A state-of-the-art kitchen with Miele appliances and communal island is the heart of the home. Or, if the weather is nice, take the cooking outside to the alfresco kitchen with its premium pizza oven and South African-style Braai.

Huge dining tables, both indoor and outdoor, invite guests to linger – sharing food, stories and wine.









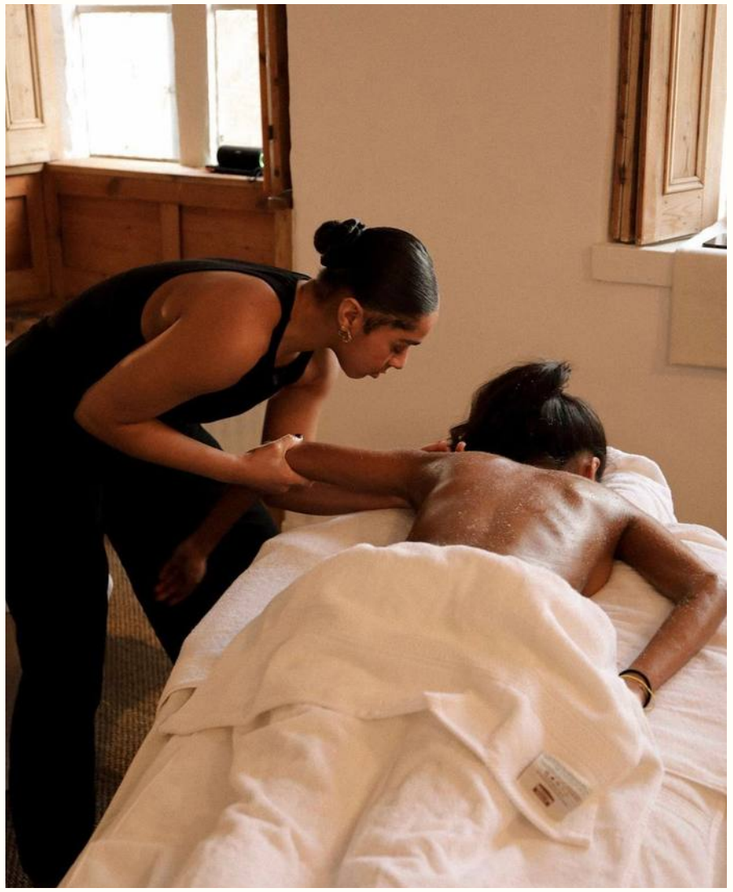
ARC CONCIERGE

Curate your stay, effortlessly.

ARC offers our exclusive digital concierge free to all guests. Explore and book from a curated selection of trusted local partners — from private chefs and yoga instructors to outdoor guides and artisan makers — all handpicked by ARC and seamlessly integrated into your booking.

Alternatively, get in touch for a fully hosted stay.

Take your pick from yoga or sound baths, cocktail workshops or wine tasting, flower arranging or life drawing and much more. There's something for everyone.





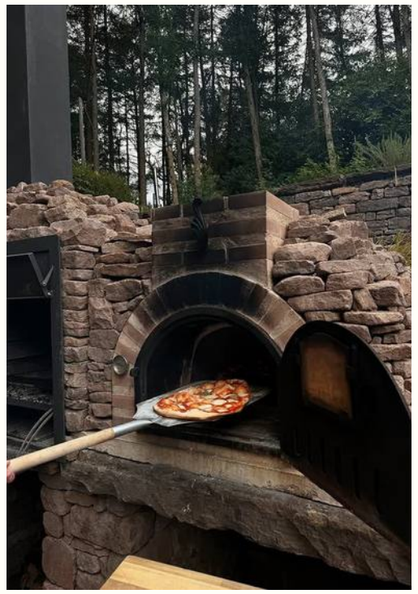
Creative

Flower arranging, art classes, vision boards and more



Gastronomic

Pizza-making, wild foraging, wine tasting and more



Wellness

Sound healing, yoga, pilates, skincare workshops and more

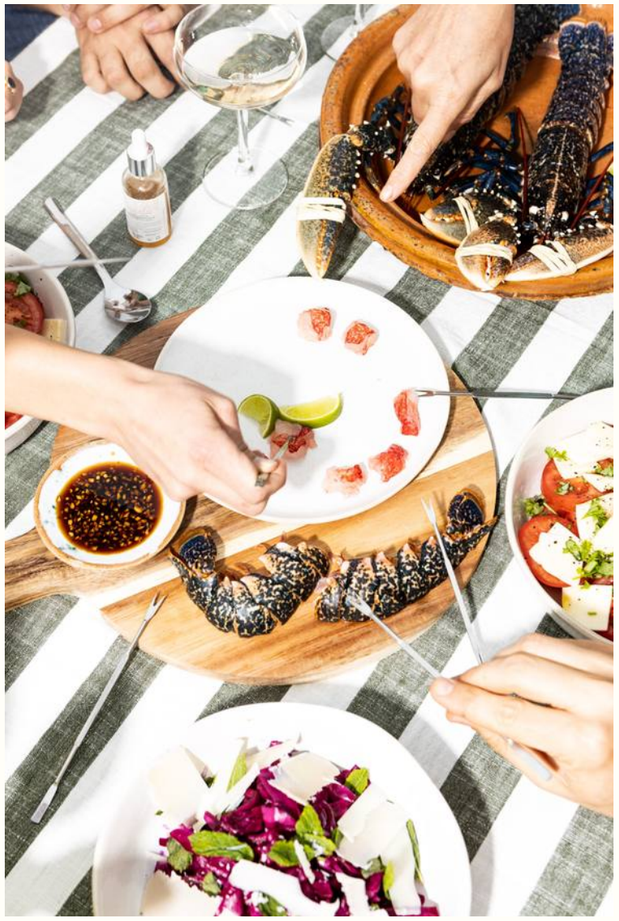




Private Chefs.

All ARCs offer a roster of hand-picked chefs via the ARC Concierge. Choose from a wealth of seasonal menus, cuisines and speciality cooking – whether family-style suppers, street food fiestas, gala dinners, sharing feasts or more.

Expect a clear pricing structure, a range of menu choices and the reassurance that our tried-and-tested chefs know the kitchen and have been loved by our past guests. Just sit back and enjoy!









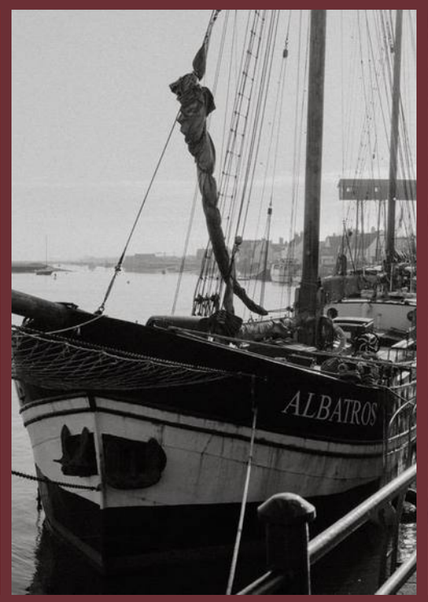


EXPLORE

The bustling harbour still teems with fishing boats and children crabbing on the quay. Step through pinewood forests onto miles of empty beaches, take a boat at high tide to spot seals or venture inland to discover nature reserves, flint villages and country pubs. Bring your bucket and spade and see why generations have been drawn to Wells' timeless seaside charm.

Find a huge array of pre-planned adventures via ARC Concierge.





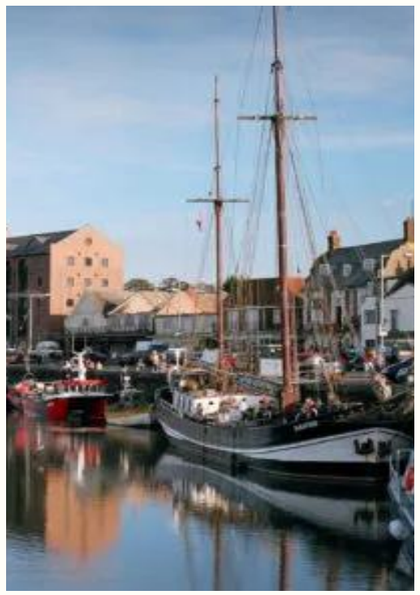






We've partnered with hundreds of local businesses to guarantee fantastic experiences, even when you venture out of the house.

All available on demand via ARC Concierge.







Reimagining the country house.

ARC is a collection of beautifully reimagined country houses across the UK designed to reflect how travel is changing:

EXCLUSIVE HOUSES

Enjoy the complete freedom and intimacy of a private country house. Feel utterly at home, away from it all.

HOTEL-WORTHY STAYS

Expect the comfort of a boutique hotel with luxury accommodation, exceptional facilities and a dedicated house manager.

CURATED EXPERIENCES

Make your stay unforgettable with ARC Concierge. Pick from hundreds of tried-and-tested local experiences and activities.

DESIGN-LED

Each house is designed by award-winning architecture studio Parti and features a private rotating art collection.

“

Their offering is unmatched in the UK and more akin to a luxury hotel than your traditional self-catering accommodation.”



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