



SOWERBYS

THE OLD BAKEHOUSE

3 The Hill, Great Walsingham,
Norfolk, NR22 6DP



THE OLD BAKEHOUSE

3 The Hill, Great Walsingham,
Norfolk, NR22 6DP

- Grade II Listed Brick and Flint Cottage
- Delightful Village Green Location
- Sitting Room with Fitted Woodburner
- Open Plan Kitchen Diner
- Utility Room
- Four Bedrooms, Two En-Suite
- Family Bathroom
- Separate Two Storey Annex, with Shower Room
- Extensive Patio and Pretty Split-Level Garden
- Attached Garage
- Off Road Parking

Wells-next-the-Sea Office

01328 711711

wells@sowerbys.com

Sowerbys are delighted to offer to the market this substantial Grade II listed brick and flint cottage commanding an enviable position on the edge of the picture postcard village green at Great Walsingham. The Old Bakehouse has been tastefully renovated throughout and offers the perfect combination of modern fittings and character features.

The extensive and versatile accommodation is set over two floors and briefly comprises a generous entrance hall with part vaulted ceiling and limestone tiled floor, fitted shaker style kitchen opening on to the dining area, utility/cloakroom, sitting room with open fireplace fitted with a wood burner, and a double bedroom with en-suite shower room and french doors leading out to a sun terrace. To the first floor you will find three double bedrooms, one benefiting from an en-suite shower room, and of course the family bathroom.

Outside there is a delightful 'sun trap' patio area, ideal for a touch of alfresco dining, a feature well and a beautifully secluded split-level garden edged with a variety of mature plants and shrubs. The property further benefits from a separate two storey annex which could equally serve as a either a detached office space, additional family accommodation or potentially a separate holiday let. There is also off-street driveway parking and an attached garage.













GREAT WALSINGHAM

Great Walsingham is a charming village set around a traditional village green with a cluster of individual period cottages. A mile to the east is the much larger village of Little Walsingham, originally built to cater for pilgrims to the shrine of the Virgin Mary. The village has many fine examples of rare medieval timber framed buildings and in the 18th and 19th centuries became a flourishing market town and legal centre. It has a range of shops, pubs, a restaurant and primary school. The towns of Fakenham - 5 miles - and Holt - 11 miles - are within easy reach, and the North Norfolk Coast at Wells next-the-Sea is only 5 miles away. Local amenities include golf at Brancaster and Hunstanton and sailing at Brancaster Staithe, Morston and Blakeney. The Thursford Collection of steam engines, and funfair rides is nearby. There is a half-hourly train service from London Liverpool Street to Norwich and hourly from Kings Cross to Kings Lynn.

SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed. To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

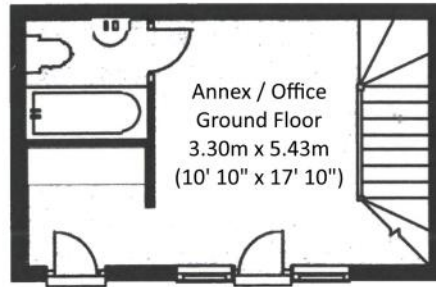


These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



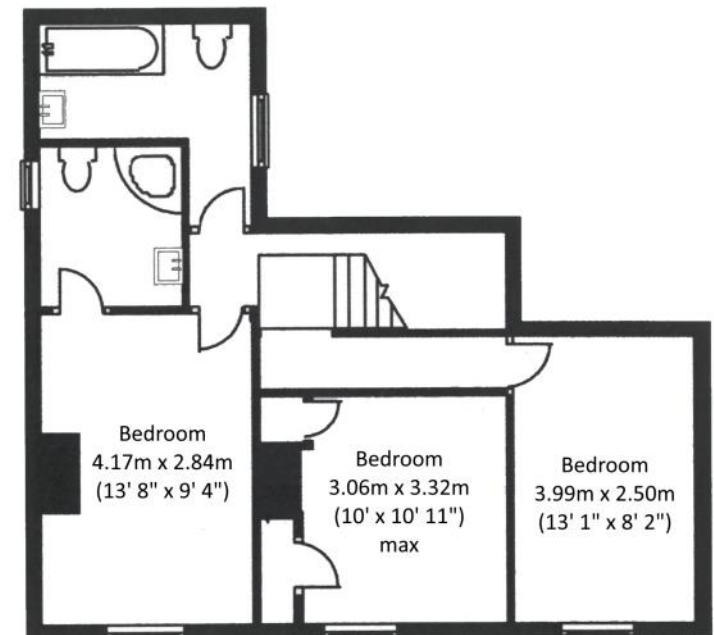
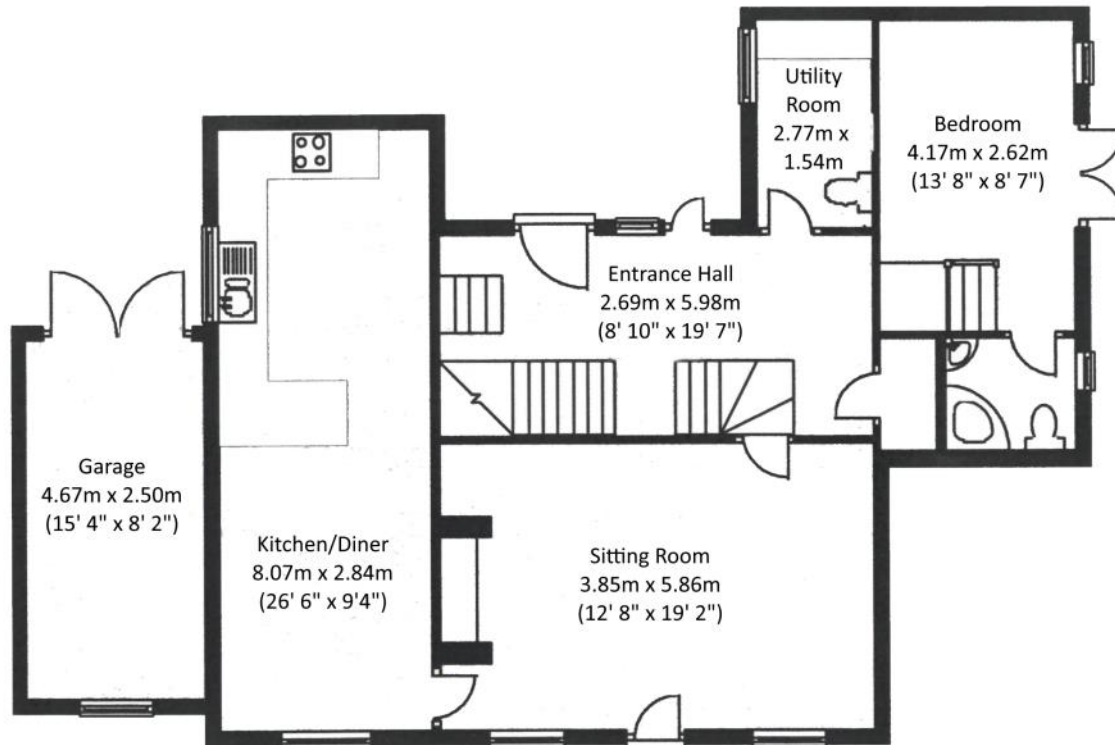
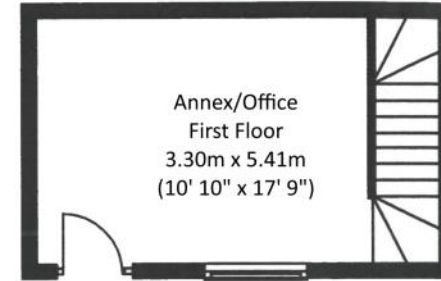
Ground Floor

Approx. 109.7 sq. metres (1181.1 sq. feet)



First Floor

Approx. 66.6 sq. metres (716.4 sq. feet)





SOWERBYS
Norfolk Property Specialists

wells@sowerbys.com
01328 711711