



**Guild Street,  
LITTLE WALSINGHAM.  
NR22 6BU.**

**Offers sought in the region of  
£275,000**

Freehold

**IDEAL HOLIDAY ACCOMMODATION  
NO ONWARD CHAIN!**

An attractive, brick, flint & tiled, traditionally built South-facing split level Cottage with character features and accommodation comprising; spacious Sitting room with wide, double glazed picture window overlooking Guild Street, a well fitted Kitchen/Dining room, Inner Lobby with Shower room, and Single Bedroom on the upper floor.

The property is located in a sought-after position, opposite the Walsingham Farm Shop, and within easy walking distance of the Village Centre, Churches, Shrines, Wells-Walsingham Light railway, Playing Field and open farmland.

**Tel: 01328 864763 office@baileyybirdandwarren.co.uk www.baileyybirdandwarren.co.uk**

**Directions:** From the Village Centre, take Bridewell Street, and turn right into Guild Street. The property is on the left, opposite the Walsingham Farm Shop, as marked by a for sale board.

**Location:** Little Walsingham is a sought after village in the heart of North Norfolk. The village has been a pilgrimage centre since 1061, and there are ruins of an impressive Abbey, shrines and Churches of note. There is a good range of facilities in the village, including shops, public houses, "The Shirehall Museum", a public car park, a primary school and a narrow gauge railway to the seaside resort of Wells-next-the-Sea – which was voted as having the "Best Beach in Britain 2016" by readers of the Sunday Times. Further excellent shopping, educational, sporting and leisure facilities are available in the Market Town of Fakenham, which is 5 miles to the South.



**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.**

**Tel: 01328 864763.**

**Email: office@baileyybirdandwarren.co.uk**

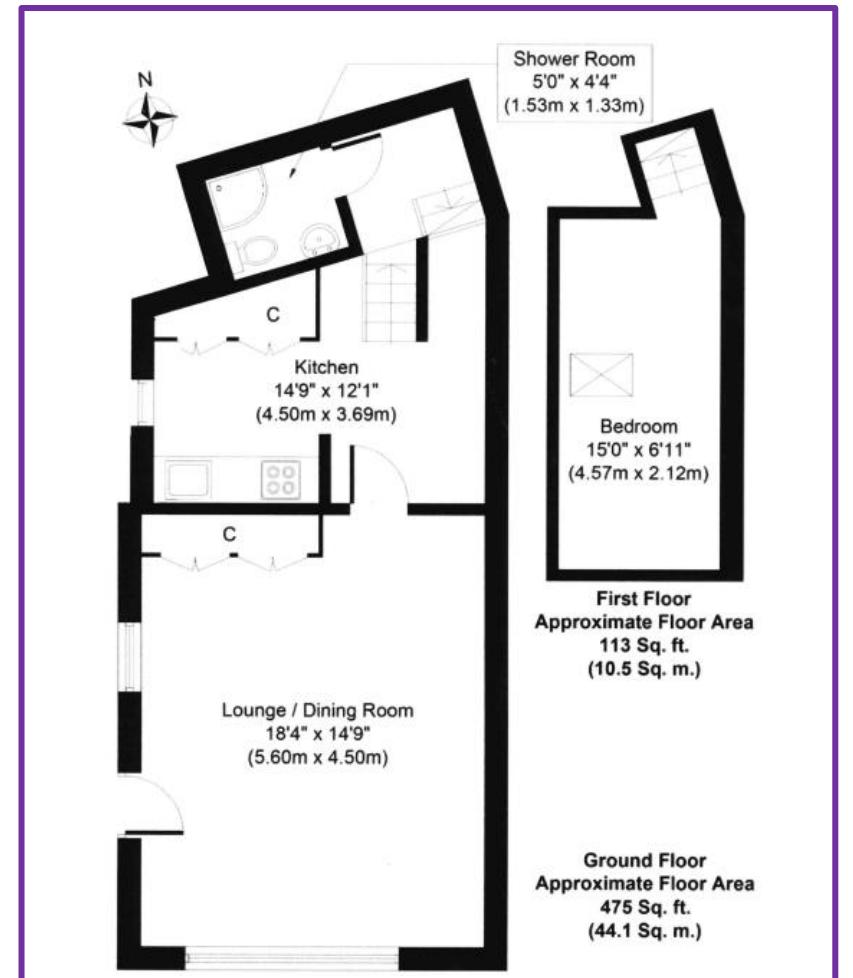
**www.baileyybirdandwarren.co.uk**

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They do not constitute part of an offer or contract.

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A shingle path leads to a half double glazed front door, leading to;

#### Sitting room 18'4" x 14'9" (5.6m x 4.5m).

A double aspect room with wide double glazed picture window overlooking Guild Street, and further double glazed window to side. Flagstone floor. Range of built-in shelved cupboards. Part timber panelled walls. Open painted beamed ceiling. Spot lights. Telephone point. Numerous power points.

#### Fitted Kitchen: 14'9" x 12'1", (4.5m x 3.7m) max.

Stainless steel sink with pedestal mixer tap, set in fitted work surface, with tiled splashback, and washing machine and dishwasher under. Adjoining built-in 4 ring electric hob unit with oven under. Range of built-in shelved cupboards, and shelves under-stairs recess. Flagstone floor. Spotlights and ceiling recessed spot lights. Fitted roller blind.

Steps up to;

#### Lobby:

#### Shower room:

Tiled shower cubicle with glass sliding screen door. Low level WC. Hand basin with mixer tap. Extractor fan. Ceiling recessed spotlights.

Steps up to;

#### First Floor:

#### Bedroom: 15'0" x 6'11", (4.6m x 2.1m) in roof space.

Deep storage shelf. Velux double glazed roof light.



#### Outside:

There is no garden or designated parking space with this property. However, the village Playing Field is within 100 yards of the property.

#### Services:

Mains water, electricity and drainage are connected to the property.

#### District Authority:

North Norfolk District Council, Cromer. Tel: (01263) 513811.

**Tax Band:** "A".

**EPC:** TBC.