



Victory Cottage  
Walsingham | Norfolk | NR22 6DH

# CHARACTER COTTAGE IN A HISTORIC SETTING



Located centrally within the sought-after village of Walsingham but nestled away from the high street down a quiet lane, this exceptional brick and flint character cottage was built in 2016 to a very high standard. Offering three bedrooms (one with an en-suite) and a family bathroom on the first floor, the ground-floor accommodation comprises a kitchen/breakfast room, living room and dining room. The ground floor has the advantage of underfloor heating throughout. Outside, the rear garden has the wonderful feature of an original brick and flint wall and is completely enclosed with a terrace for entertaining. The cottage has off road parking.







- Immaculate and pretty brick and flint Cottage
- Three Bedrooms and Two bathrooms
- Enclosed attractive rear Garden with wonderful brick wall
- Kitchen/Breakfast Room with French Doors out onto the garden
- Separate Dining Room and Sitting Room overlooking the Garden
- Thoughtfully and stylishly decorated throughout
- Air Source Heat Pump - extremely economical to run
- Currently a very successful Holiday Let
- Total Accommodation extends to 929sq.ft.
- Energy Rating B

#### Amazing Setting

“We loved the fact that it was a flint and brick new building in a very quiet lane of the village with the neighbouring houses being much older and all very attractive,” the present owners said when asked what initially drew them to the property. “The village is architecturally beautiful with a massive history dating back centuries but our cottage, although new, fits in perfectly.”

“It has all the benefits of being new and highly efficient to run. In winter we can walk from room to room with no change to the temperature, thanks to the renewable energy heat pump,” they added. “We particularly like the kitchen, which opens out onto the enclosed courtyard garden and is large enough for a table and chairs. We enjoy having a separate dining room which we have used for numerous lunch and dinner parties, and which has provided us with so many very happy memories.”

Asked what they will miss most once they have moved, they replied, “Our lovely neighbours with whom we have spent many happy times, the village and all it has to offer and our house which we feel privileged to have owned. I hope whoever it passes to will be as happy there as we have been.”

#### Garden Haven

“The garden is a lovely, peaceful place to sit and watch the sun go down with a drink in hand! On summer evenings we often have friends over for a barbecue. The flint wall is a lovely feature. And, as regards wildlife, we have many visitors to the garden including a wide variety of birds, particularly blackbirds, and in the summer we have swifts swooping and diving in the sky above us.”

#### Historic Village

“The air in Walsingham is so fresh and clean, and the village itself has so much going on, with a well-stocked village shop, pub, a coffee shop, teashop, an exceptionally good farm shop, antique shop, hairdresser, osteopath and so much more,” the owners said.



For a village of its size, Little Walsingham supports a remarkable number of shops; there are tourist and pilgrim shops but it also offers the convenience of Walsingham Village Stores, a mini-supermarket, and an award winning farm shop, Walsingham Farms Shop. In addition, there are antique shops, several tea shops, and public houses including Bull Inn and The Black Lion Hotel, which also provides accommodation and restaurant facilities. The village has a doctor's surgery and a Community Primary School. Linking Little Walsingham to the coastal town of Wells-next-the-Sea, some four miles away, is the Wells & Walsingham Light Railway.

"The area is wonderful, so close to beautiful beaches and only four miles from Wells-next-the-Sea, close to Holkham beach and Holkham Hall with its fabulous walks around the grounds. There is also sailing from Morston, and some lovely coastal pub restaurants within easy reach, many serving local freshly caught fish." Little Walsingham is also conveniently located for access to the market towns of Holt and Fakenham when further leisure and shopping facilities are required.









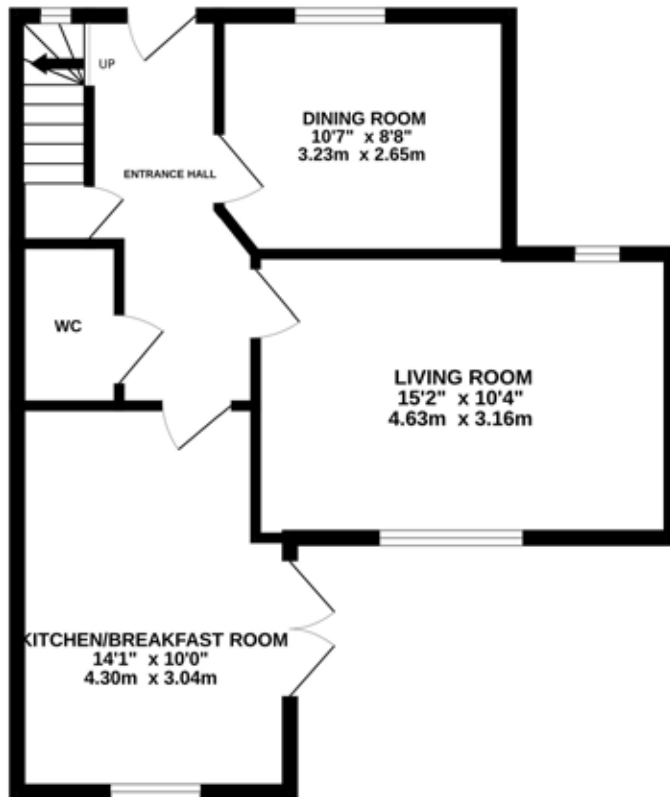




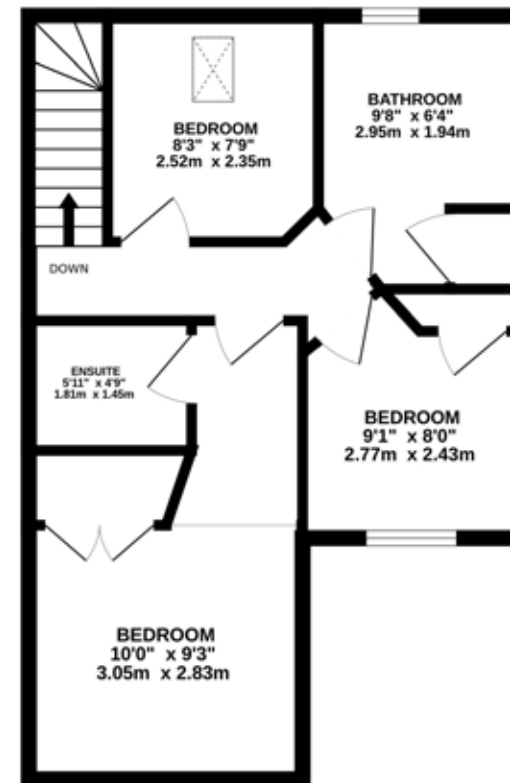




**GROUND FLOOR**  
497 sq.ft. (46.2 sq.m.) approx.



**1ST FLOOR**  
432 sq.ft. (40.1 sq.m.) approx.



**TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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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### On The Doorstep...

Little Walsingham is a pretty, north Norfolk village steeped in history, with its Abbey ruins and a long history of religious pilgrimage dating back to the 11th Century. Now a village packed with local amenities including popular Farm Shop with its local produce, a village stores, restaurant and public house, even a chocolate deli. Little Walsingham is the ideal setting for those who want a rural village lifestyle and want to be close to the ever popular North Norfolk coast line.

### How Far Is It To?...

From its rural location, Wells-next-the-Sea can be found within 5 miles. Blakeney is approximately 8 miles and Burnham Market within 10 miles. For a wider range of amenities and facilities the market town of Fakenham is only 6 miles.

### Services

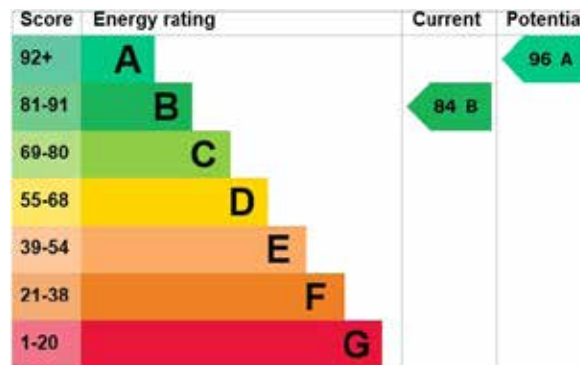
Air Source Heat Pump, Mains - Water & Drainage  
 North Norfolk District Council  
 Council Tax Band B

### Tenure

Freehold



Fine & Country Fakenham Office  
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THE FINE & COUNTRY  
FOUNDATION

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