



THE STORY OF  
**31 High Street**  
*Walsingham, Norfolk*

**SOWERBYS**



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THE STORY OF

# 31 High Street

Walsingham, NR22 6BZ

Beautiful and Historic Tudor Property

Located in a Highly Desired Village

Stunning Architecture

Three Reception Rooms

Ground Floor Shower Room

First Floor Bathroom

Spacious Principal Bedroom

Two Further Bedrooms

‘Secret Garden’

Viewing is Essential

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“A beautiful, historic Tudor house steeped in Medieval history.”

This Grade II Listed, Tudor house has been standing since the fifteenth century, through the plague, the destruction of the monasteries and various wars over the centuries. Through all of this time it has been welcoming people through its doors, just as it does today.

Once believed to have been a pilgrims hostel, it is a fine example of Tudor architecture, with its distinctive black and white frontage, in the centre of the village. Whilst it retains its period features, it is a beautiful family home, in what our vendors say is a “lovely village, with lovely people”.





From the moment you enter the house, you are met with a homely feeling and our seller, who always wanted to own a period property, particularly having studied medieval history, stated “it’s a privilege to live in a house like this”.

The reception rooms display a wealth of character with their beams and exposed timbers, the cosy wood-burning stove and the boarded floors. The modernisation of the kitchen space and the provision for a shower room downstairs and a bathroom upstairs, plus the useful study/workroom, make for excellent modern day living space.

“It’s characterful, comfortable and iconic.”



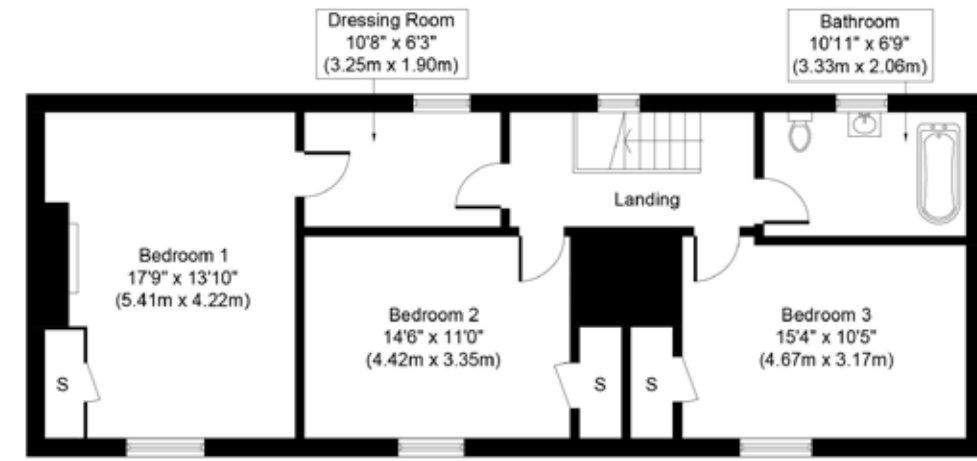






The outside space is a joy, the secret garden is held dear to our vendors. Since moving here they have engaged in a slower pace of life, enjoying the outdoors, Holkham beach being a particular favourite.

For all of its history and iconic status, our vendors feel a “big warm hug” when they are at home. It is time now for a new owner to feel the warmth of that hug...



**First Floor**  
Approximate Floor Area  
887 Sq. ft.  
(82.4 Sq. m.)



**Ground Floor**  
Approximate Floor Area  
1015 Sq. ft.  
(94.3 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

# Walsingham

IN NORFOLK  
IS THE PLACE TO CALL HOME



The pretty, historic village of Walsingham offers beautiful countryside and a bustling community, attracting

pilgrims, artists, birdwatchers and those seeking a slower pace of life.

The village has many period cottages and historic buildings, one of which is the Shirehall Museum, which was Walsingham's Georgian Courthouse. From here, you can access the Priory Gardens at Walsingham Abbey, well-known for the plethora of snowdrops found throughout the 18 acres of grounds and woodland. Whilst the Abbey House itself is privately occupied, the stunning grounds are open to the public and steeped in history to explore.

A short distance away is Walsingham Bridewell House of Correction, which was built back in 1787 on the site of an old Hospital and later extended in 1822. The House of Correction closed in 1861 and the prison has since survived virtually untouched.

Throughout the village you will find the Walsingham Farm Shop, Tea Rooms, Pubs, Cafes, Doctors' Surgery and also a primary school. Walsingham is also home to the famous Wells and Walsingham Light Railway, the world's longest 10 ¼ gauge miniature railway, which steams between the beautiful Abbey Village and the Norfolk seaside town of Wells-next-the-Sea.

Wells, with its sandy beach and pretty candy-striped huts, is a delightful coastal town and a haven for day trippers and holiday makers. There are plenty of ways to explore the waterways that surround the area. For a nautical adventure, jump aboard one of the Coastal Exploration Company's traditional wooden sailing boats and adventure hidden creeks, marshes and open sea. Or test your balance with a stand-up paddle boarding session with Barefoot SUP. With a bustling community, the town is well-served with a primary and secondary schools, plus a GP surgery and library.

Perfectly situated to enjoy idyllic village life and fulfil coastal desires, Walsingham offers the best of both.



Note from the Vendor



31 High Street

“It's a privilege to live in a house like this.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

## TENURE

Freehold.

## AGENT'S NOTES

A covenant states you cannot run any business from the property, detrimental to Walsingham's morality.

The vendors currently pay £150.00 per annum for a license with the Cleaves Trust to park to the rear of the property.

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.

# SOWERBYS



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