



THE STORY OF

# Ivy Cottage

*Walsingham, Norfolk*

**SOWERBYS**

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# Ivy Cottage

2 Guild Street, Walsingham,  
NR22 6BU

Beautiful, Grade II Listed, Detached House

Extensively Refurbished

High-Specification

Kitchen/Breakfast Room

Two Reception Rooms

Four Bedrooms

Shower Room and Bathroom

Enclosed Rear Courtyard

Off Road Parking

No Onward Chain

SOWERBYS FAKENHAM OFFICE

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“... a perfect blend of character and contemporary...”

It is likely no surprise that Ivy Cottage has been welcoming family, friends, and holidaymakers over more recent years, all of which enjoy the extensive refurbishment our sellers have implemented.

The programme of refurbishment is a perfect blend of character and contemporary, providing a stunning kitchen/breakfast room, alongside reception rooms, currently used as dining and sitting rooms, as well as a brilliant games room.

The character features include retained fireplaces, exposed beams, boarded floors and sash windows.

Much thought has gone into creating a home where the kitchen/breakfast room brings everybody together in a sociable, entertaining space, the reception rooms allow both peace and quiet, or noisy game playing, with a super size window seat to observe from.





The first floor bedrooms are served by a shower room and a family bathroom. For those who seek a further accommodation or have a remote working job role, the tucked away room on the second floor may be useful as a fourth bedroom or study. And for those buyers who need more storage, the drop down stairs in the fourth bedroom lead to a secret attic space.



If its outdoor space you need, then the enclosed rear courtyard is an ideal spot to enjoy more entertaining space, alongside its driveway providing off road parking.

Walsingham is ideally located for the coast, and Wells-next-the-Sea is a much visited beach and pinewoods - a beautiful place whatever the season, particularly for dog walks. The amenities in the village of Walsingham are many and varied, not least the Farm Shop, just over the road.

It is easy to see the property is much-loved and should buyers be interested in buying any of the furniture it could be sold by separate negotiation to a new custodian.



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.

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ALL THE REASONS



# Walsingham

IN NORFOLK  
IS THE PLACE TO CALL HOME



The pretty village of Walsingham attracts pilgrims, artists, birdwatchers and those seeking a slower pace of life.

The village has many fine period cottages, offers good local shopping including a vibrant farm shop, and has a popular restaurant, a good pub and a primary school. It is well known throughout the country as a religious centre with pilgrimages to the Anglian Shrine and Slipper Chapel at nearby Houghton St Giles.

Nearby is wonderful Wells! With its sandy beach and pretty candy-striped huts, it's easy to understand why this sleepy coastal town is a Mecca for day trippers and holiday makers, but there are plenty of reasons to make Wells-next-the-Sea your permanent home and explore this sweet spot forever.

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.

The lanes behind the harbour and surrounding the town have plenty of tucked-away fishermen's cottages which are highly sought after, as are apartments with sea views in the converted buildings overlooking the harbour. Head out of the town centre to discover plenty of spacious, grand houses along with fantastic new-build developments which are ideal for young families and downsizers alike. With a bustling community, the town is well-serviced with a primary and secondary schools, plus a GP surgery and library.



Note from Sowerbys



Wells-next-the-Sea

“Walsingham is ideally located for the coast, and Wells-next-the Sea is a much visited beach and pinewoods...”

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### SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

### COUNCIL TAX

The property is currently un-banded due to being utilised as a holiday let.

### ENERGY EFFICIENCY RATING

E. Ref:- 9532-6225-5100-0602-6292

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.

### TENURE

Freehold.

### LOCATION

What3words: ///realm.snooty.albums

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