



7-9 High Street
Walsingham | Norfolk | NR22 6BY

FINE & COUNTRY

SO MUCH CHARACTER



Located right at the heart of the historic village of Walsingham, this charming two-bedroom brick and flint semi-detached property has been recently refurbished throughout to the highest standards by the present owners and offers some wonderful features including exposed ceiling beams. With a bedroom, family bathroom and reception room on the first floor, downstairs there is a further bedroom with an ensuite, a kitchen with an adjacent dining room. Outside there is a small, enclosed courtyard. A wonderful combination of a period property with a modern and stylish interior, representing an ideal weekend retreat or opportunity for a holiday let.



KEY FEATURES

- In the sought-after and historic village of Little Walsingham
- A beautifully renovated and restored Grade II Listed Cottage
- Finished to the highest specification and taste
- Underfloor heating and Range cooker
- Two Double Bedrooms, Two Bathrooms (one en-suite)
- Outside Courtyard
- Perfect Second Home and Investment Property
- Seconds walk from the renowned Black Lion Hotel and Restaurant
- Five minutes from Wells next Sea

The Old with the New

"We purchased the property in 2018 as a second home," the current owners said. "We have always been attracted to the quirky and we liked the unusual shape of the property and the challenge of a renovation. A relative was an architect and the interest in design has filtered down. The cottage was certainly in need of modernising, and we used a reputable builder in the area, Grocott and Murfitt."

The owners' renovation of the property has been extensive. "We installed a new heating and plumbing system, underfloor heating downstairs, and added a contemporary en-suite bathroom to the downstairs' bedroom. We redesigned the kitchen and installed everything new, including a beautiful range cooker and a water softener. The kitchen cabinets are all bespoke. All windows are secondary glazed – due to the listed building status we could not touch the original windows."

"Upstairs we installed a highly efficient modern wood burning stove. The spacious bathroom was created by knocking two small rooms together – it includes a free-standing bath and everything is to the highest spec, and it also has dry underfloor heating. We recently repaired exterior damaged brickwork that had deteriorated over the years using a local specialist, reinstated the concrete plinth around the bottom of the property outside to provide protection against external elements, and installed air bricks to enable the house to breathe."

Asked about what makes their property so distinctive, the owners said, "The living room is upstairs with a beautiful vaulted beamed ceiling. And what we love about our designs is that the old coexists with the comfort of modern living."





KEY FEATURES

The property is thought to be 300 to 350 years old and was once two properties which were knocked in to one, long before our time. I believe that it is number 9 which is listed – this side of the cottage is beamed, and it was once a shop.

And when asked which of the rooms have been their favourites, they said, “We love the whole cottage because it is charming throughout. As a second home, we decorated it quite quirkily and each room brings us pleasure as we can see how we have transformed it. However, the living room with its wood burning stove lends itself to lovely cosy evenings sipping wine and chatting with friends or family.”

“What sets it apart is the fact that it has been completely renovated,” the owners explained. “It is a second home for us and we love the fact that we just arrive and there is nothing that needs to be done in the way of repairs. The heating is controlled from an app so we always arrive to a warm house. There is not a garden but a small courtyard; we like this as it has meant that we do not have to worry about the maintenance. And in the courtyard we have installed bike storage, which still leaves room for a bistro table and a couple of chairs – great on warmer days.”

“We have lots of memories of happy times in the cottage with friends and family visiting, and will miss the long weekends, cycle rides through Holkham and visits to local pubs. I will certainly miss the character of the property, knowing that it has so much history. We have been privileged to be its custodians for the past six years and feel that in that time we really have contributed to its wellbeing. Bringing the wonderful technology of the 21st century into a 300-year-old house should not be viewed as being negative in any way – it means that we have been lucky to enjoy its splendour in comfort.”

The Village and Area

“The community in Walsingham is diverse with lots of visitors. It’s always nice to chat to passersby,” the owners said. “There is a pub on the Friday market which is lovely and also has bedrooms so is good for an overspill of guests. The farm shop is a lovely place to treat yourself to local produce.”













INFORMATION



On Your Doorstep...

For a village of its size, Walsingham supports an impressive 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.

"Little Walsingham has plenty of walks, so the lack of a garden has not been a problem for us," the owners said. "We are active people so love walking and cycling, and often ride to Wells across bridle paths – we are lucky enough to have an abundance of great coffee shops there, so always stop for a cake and coffee. Holkham is breathtaking; there is nothing more wonderful than hare spotting on our frequent bike rides there. We have visited North Norfolk for decades and love the county – the reason for selling the cottage is because we want to make the area our main home so we require something larger but not too far away." Little Walsingham is also conveniently located for access to the market towns of Holt and Fakenham when further leisure and shopping facilities are required.

Directions - Please Scan The QR Code Below

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///streaking.forum.gains](https://streaking.forum.gains)

Services, District Council

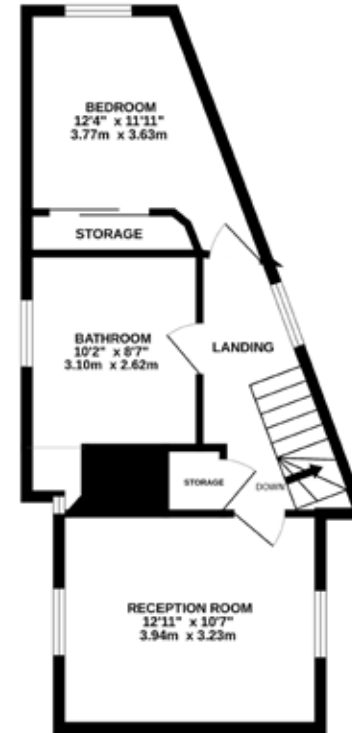
Electric Heating, Mains Water & Drainage
North Norfolk District Council - Band B
Freehold



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, recesses 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.
Issue with floorplan 12/2014



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