



THE STORY OF

The Bolt House

Great Walsingham, Norfolk

SOWERBYS



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Great Walsingham, Norfolk
NR22 6DR

Beautifully Presented Detached Period House

Situated in The Old Foundry Yard

A Perfect Blend of Character and
Contemporary Charm

Open Plan Living Accommodation

Principal Bedroom En-Suite

Two Further Bedrooms

Family Bathroom

Vaulted Ceilings to First Floor

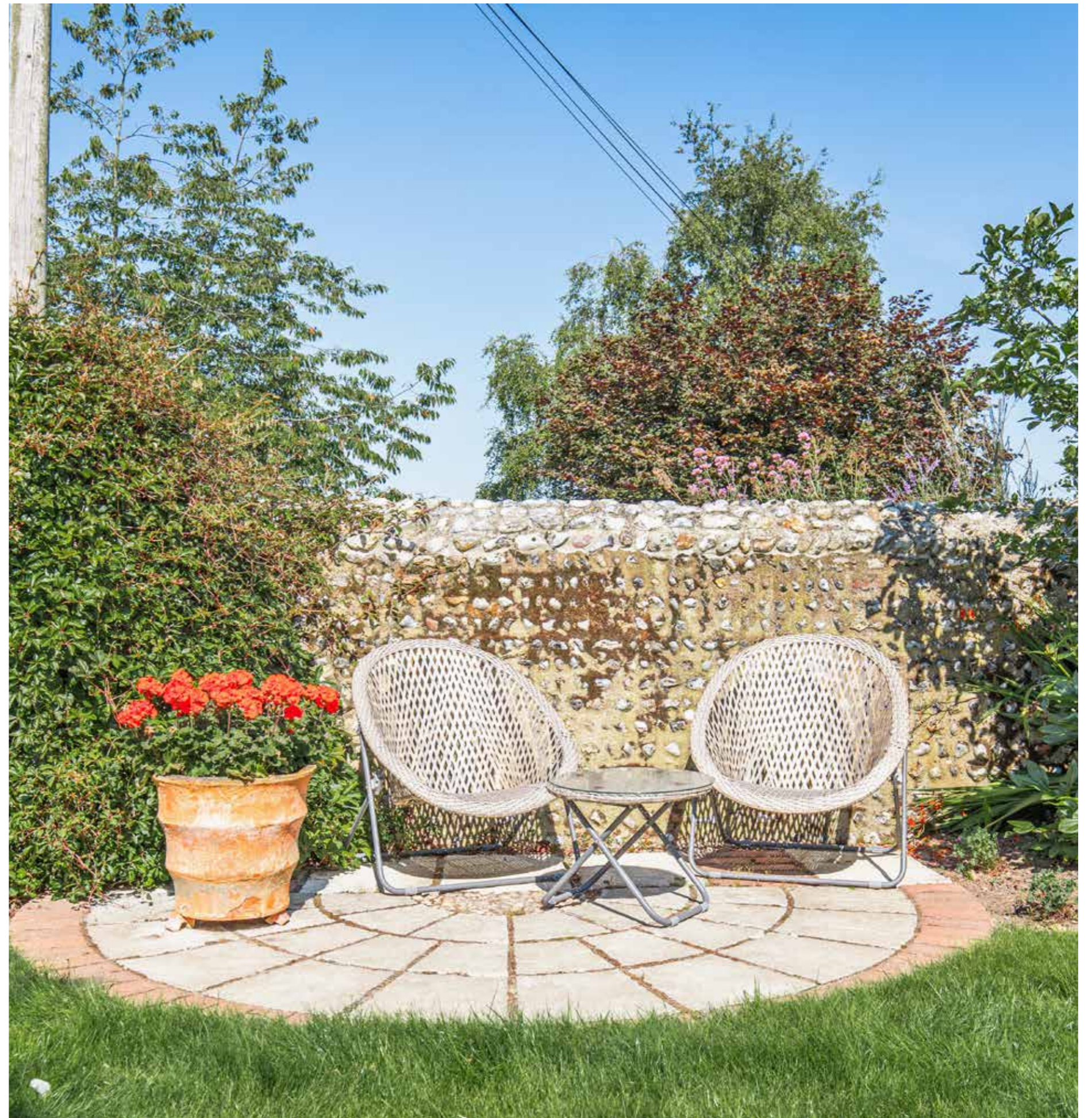
Part Walled Generous Garden
and Off-Road Parking

Chain Free

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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wells@sowerbys.com





The Old Foundry can be found just a short distance from the historic village of Little Walsingham, where The Bolt House sits proudly in its detached plot within the yard.

This additional residence has provided the perfect getaway for three generations of our vendor's family and is much loved by all of them; the son has always referred to the house as "his happy place". Decompressing is made easy throughout the seasons, whether it be relaxing in the generous but manageable, part-walled garden after a day at the beach, or lighting the stove and chilling out on the sofas.

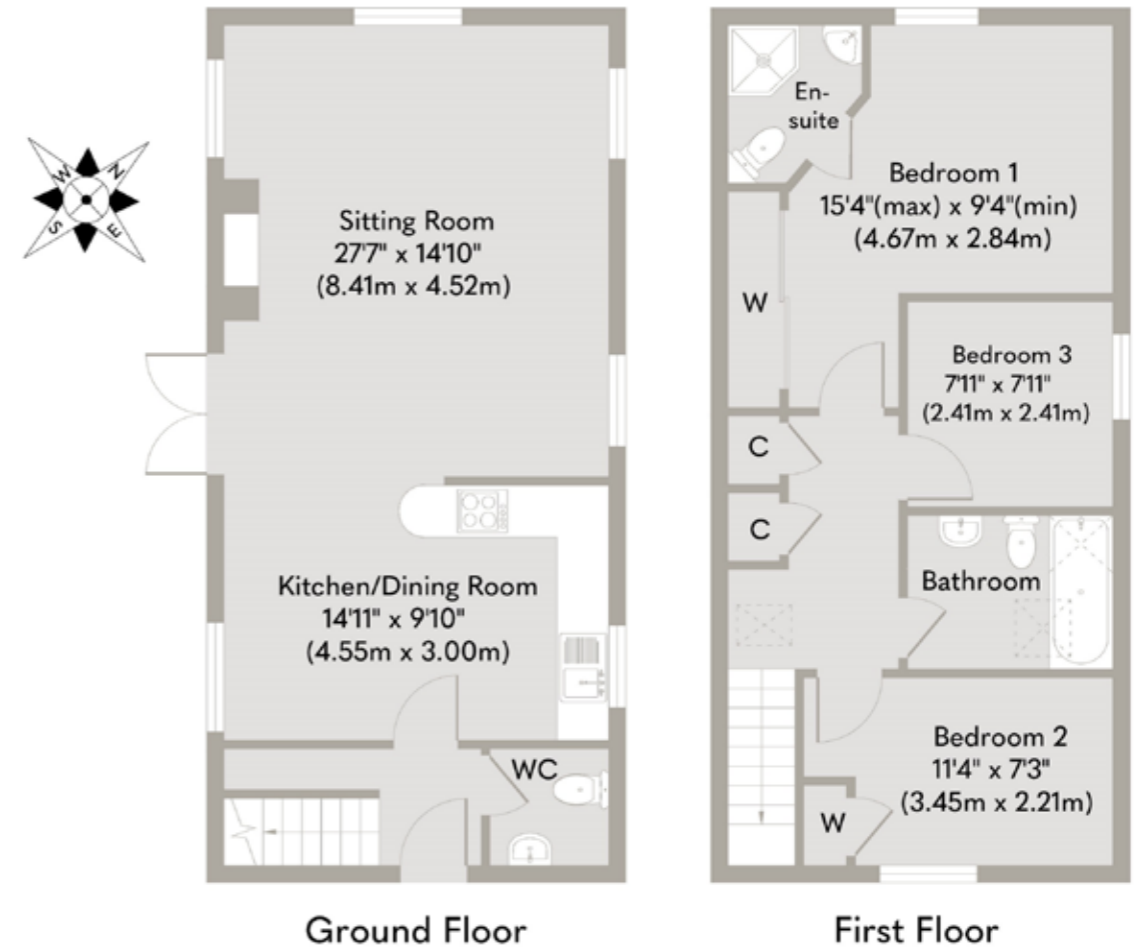
The reception hall separates the open plan living space, where the modernised kitchen provides a well equipped space and there is room to dine, whilst the beautifully curved double doors lead to the garden and the sitting area is well proportioned for families.

Upstairs there is a feeling of space with the vaulted ceilings. The principal bedroom boasts an ensuite shower room and the family bathroom serves the other two bedrooms, comfortably sleeping six people.

The Bolt House provides great access to the outdoors, where the beaches along the North Norfolk coast can be explored. However, our vendors grandchildren have also enjoyed the nearby Ford, where fond memories have been created. The family feel lucky to have shared this idyllic 'Bolt Hole', but it is time now to write the next chapter in its story.







Ground Floor Approximate Floor Area 481 sq.ft (44.68 sq.m)
First Floor Approximate Floor Area 481 sq.ft (44.68 sq.m)
Approx. Gross Internal Floor Area 962 sq.ft (89.36 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.

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Walsingham

A SERENE HAVEN FOR PILGRIMS,
ARTISTS, AND NATURE LOVERS

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-served with a primary and secondary schools, plus a GP surgery and library.



Note from Sowerbys



“The Old Foundry is located a short distance from Little Walsingham, where The Bolt House sits proudly in its detached plot.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref: 8160-7629-6050-4869-9226

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: ///deflation.factually.inversion

AGENT'S NOTE

There is an annual maintenance charge for all communal areas , includes bins, grass and lighting. Max charged to date is £250. The property can only be used as a holiday/additional residence.

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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more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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