



THE STORY OF

4 Crown Yard

Walsingham, Norfolk

SOWERBYS



THE STORY OF

4 Crown Yard

Walsingham, Norfolk
NR22 6BQ

Delightfully Tucked Away
Modern Style Detached House
Open Plan Reception Space
Kitchen and Separate
Utility Room
Three Bedrooms
En-Suite
Family Bathroom
Garage and Off Road Parking
Chain Free

SOWERBYS FAKENHAM OFFICE
01328 801534
fakenham@sowerbys.com

The property is quietly located in a cul-de-sac position in the delightful, historic village of Walsingham.

Our vendors designed and built the house in a modern style, and it has been used as a long-term rental. The open-plan living space is great for sitting and dining, opening onto the garden space to the side aspect.

The property is ideal for those buyers looking for a main residence or an additional home. Families could benefit from having a downstairs WC and open-plan reception space. The principal bedroom is complemented by a four-piece en-suite bathroom, and the remaining two bedrooms are served by the family bathroom.

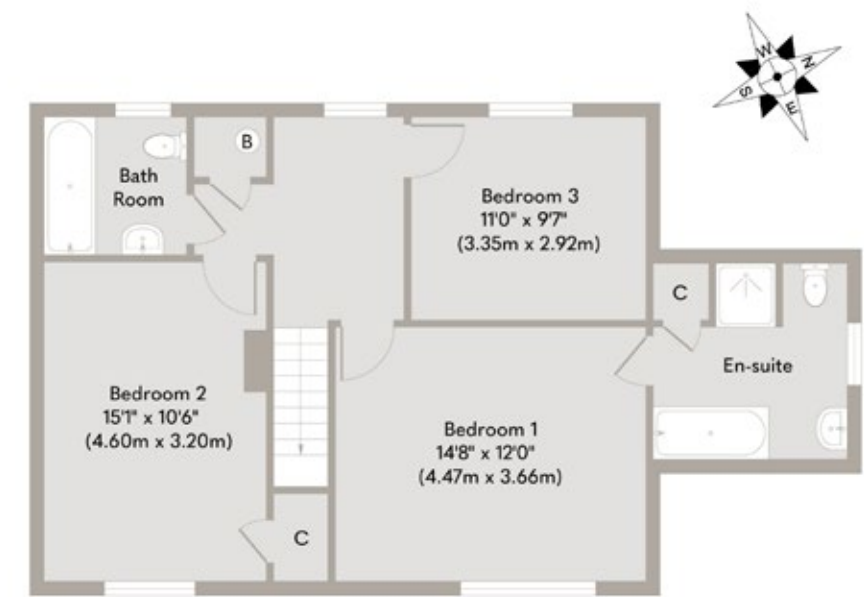
The property is ideally located to explore the village and all of its amenities, not least the nearby Walsingham Farm Shop just across the road, with all of its local produce, and the Vined Me wine shop and bar, where a warm welcome is assured. For those buyers looking to explore the North Norfolk coast, Wells-Next-The-Sea is just a ten-minute drive away.

The outside space provides a garden, parking, and an attached garage. The property is offered for sale with no upward chain, and viewing is recommended.

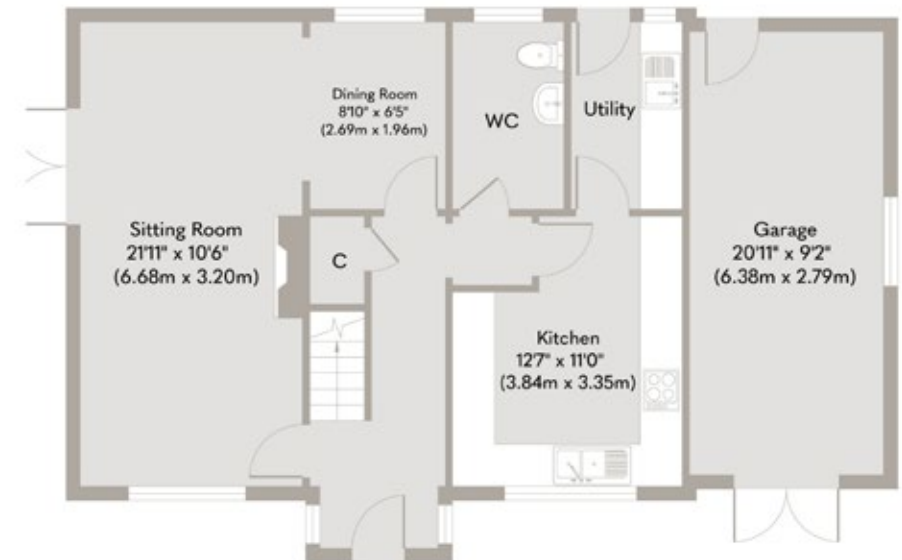


The open-plan living
space is great for sitting
and dining...





First Floor
Approximate Floor Area
711 sq. ft
(66.05 sq. m)



Ground Floor
Approximate Floor Area
838 sq. ft
(77.85 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.

Copyright V360 Ltd 2025 | www.houseviz.com

Walsingham

QUAINT VILLAGE WITH SCENIC
VIEWS AND CHARMING COTTAGES.

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 property is quietly located in a cul-de-sac position in the delightful, historic village of Walsingham.”



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 8561-6223-4950-8729-5992

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: ///flamenco.stewing.dogs

AGENT'S NOTE

There is a Grade Two Listed Wall that requires rebuilding. The vendors of 4 Crown Yard and the neighbouring property have taken responsibility to rebuild.

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

