



INTRODUCING

14 Friday Market Place

Walsingham, Norfolk

SOWERBYS



THE STORY OF

14 Friday Market Place

Walsingham, Norfolk
NR22 6DB

Grade II Listed Property

No Onward Chain

Well-Situated Within
the Village

Three Bedrooms

Recently Renovated
Throughout

Outbuildings

Travelling through the heart of the North Norfolk landscape, Friday Market Place is tucked away in the charming village of Little Walsingham, where you will find no. 14. The property has recently been redecorated throughout, with a tastefully updated kitchen and bathroom. There is still scope for a new buyer to add their own personal touch and make this their home.

The sitting room, featuring a cosy wood-burning stove, benefits from a large open-plan layout with enclosed stairs leading to the first floor. Due to the flying freehold, this floor extends over a larger area and currently provides three bedrooms and a bathroom. The property overlooks Friday Market Place, where parking is available on a first-come, first-served basis. While there is no private outside space, there is access via another door to outbuildings and storage, as well as two cellars providing additional storage.

“One of our favourite rooms is the kitchen when the Rayburn is on in the winter.”

The village and its amenities are just a short stroll away, and the North Norfolk coast is a short drive. Steeped in history, Little Walsingham offers plenty to explore - whether it's enjoying a drink at one of the pubs, sampling local cuisine, browsing the well-loved Walsingham Farm Shop, visiting the newly opened wine bar, or taking a ride on the world's smallest light railway, Walsingham to Wells.

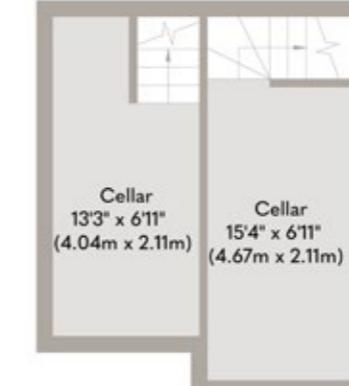
14 Friday Market Place could serve as a lock-up-and-leave retreat or a family home. Either way, it is ready for a new chapter in its period history.

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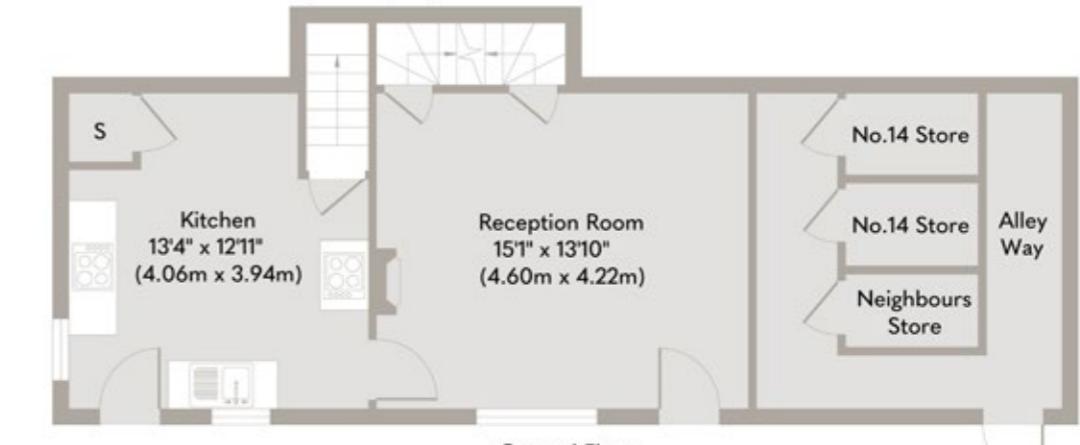


The property is quiet, snug and conveniently placed.

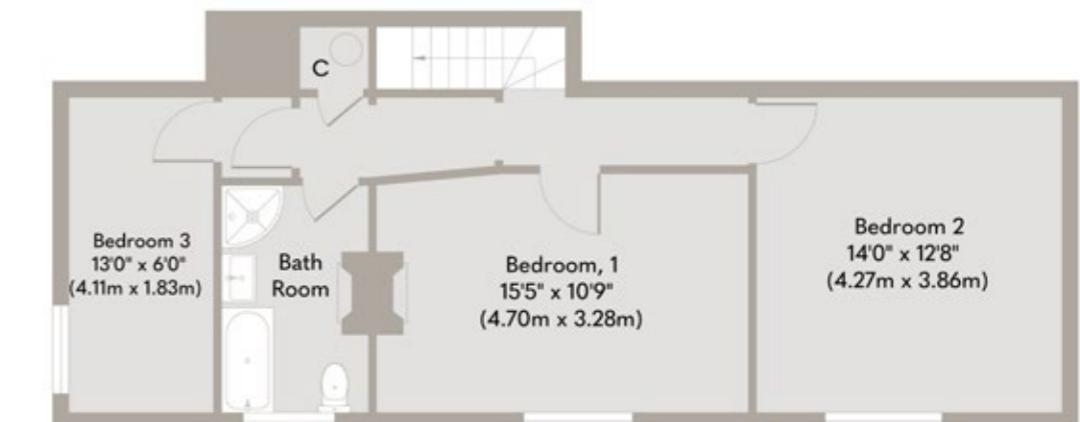




Cellar
Approximate Floor Area
177 sq. ft
(16.44 sq. m)



Ground Floor
Approximate Floor Area
570 sq. ft
(52.95 sq. m)



First Floor
Approximate Floor Area
570 sq. ft
(52.95 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

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



Note from the Vendor



"We have loved the peace and quiet of Norfolk."



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///magnets.annotated.butchers

AGENT'S NOTE

Grade II listed property with flying freehold.

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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