



THE STORY OF

# The Old Chapel

*Walsingham, Norfolk*

SOWERBYS



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# The Old Chapel

1 The Old Vicarage, Walsingham  
NR22 6DF

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Offered with No Onward Chain

Stunning Conversion of Former Old Vicarage

Light Filled Octagonal Sitting Room

Suspended Biofuel Fireplace

Two Allocated Parking Spots

Three Bedrooms, Three Bathrooms,  
Two of Which are En-Suites

High Specification and Finish Throughout

Maintained Communal Gardens,  
Including Woodland

Private Gardens

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Tucked away on the fringes of the historic North Norfolk village of Little Walsingham sits The Old Chapel. This exceptional single-storey conversion set within the grounds of the former Old Vicarage offers a rare blend of character, tranquillity and striking contemporary design.

Believed to have once served as the chapel to the Old Vicarage, the property has been thoughtfully transformed into a remarkable three-bedroom home, where architectural charm meets modern comfort. At its heart lies a breathtaking octagonal sitting room - an unforgettable space crowned by a roof lantern that floods the room with natural light. Suspended dramatically, a biofuel fireplace creates a captivating focal point, perfect for cosy evenings and relaxed entertaining.

The home continues to impress with a generous open-plan entertaining room, seamlessly combining kitchen, dining and living space - ideal for hosting friends and family or simply enjoying day-to-day living in a wonderfully sociable setting.

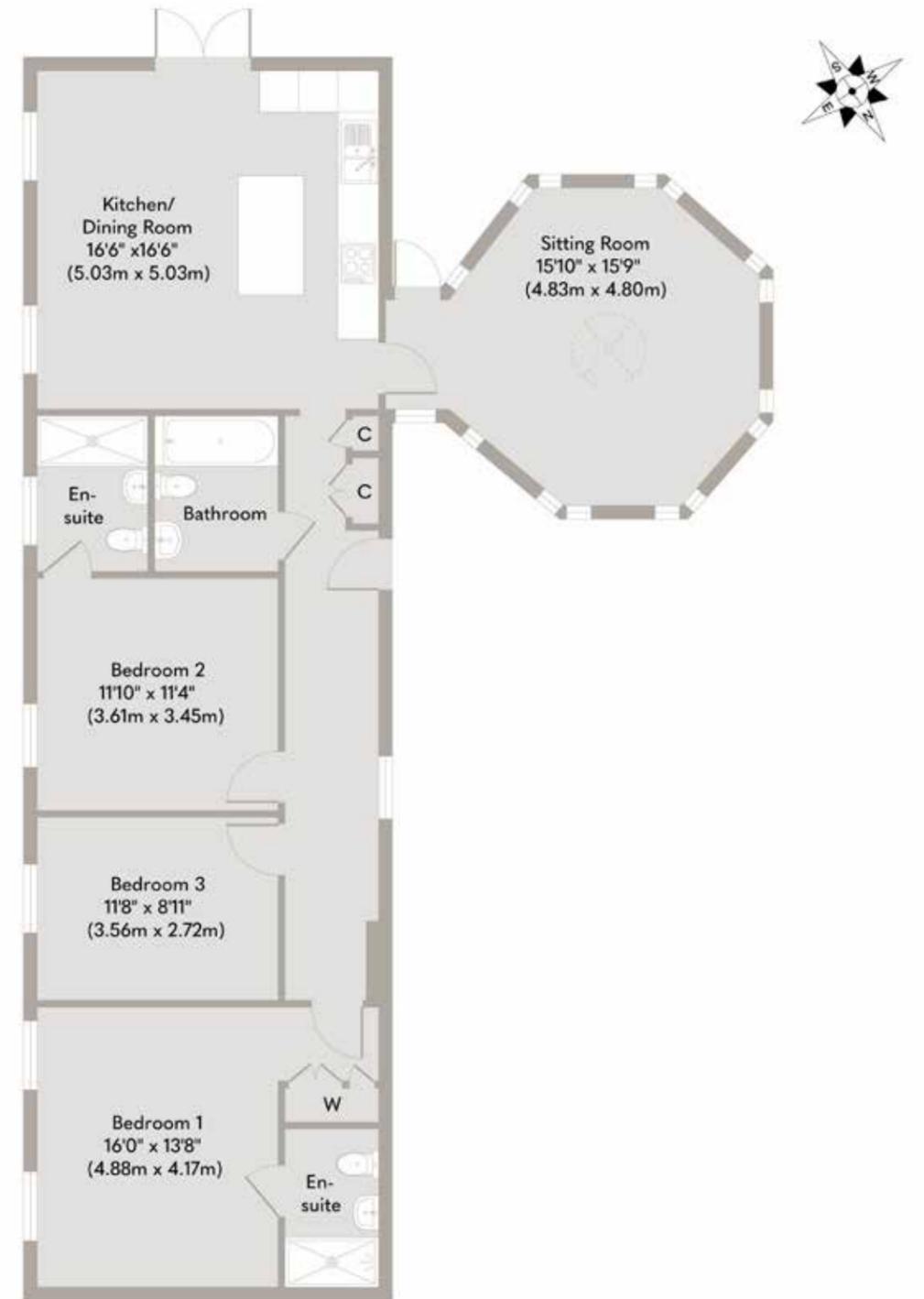
The accommodation comprises three well-proportioned bedrooms and three bathrooms, two of which are en-suite, offering both comfort and privacy for residents and guests alike, making The Old Chapel perfect for a main home, additional residence or a very successful holiday let. Each space has been carefully designed to complement the character of the building while delivering modern convenience.

Outside, the property enjoys its own private garden, along with access to approximately two and a half acres (STMS) of beautifully maintained communal grounds within the former Old Vicarage estate. These enchanting surroundings include woodland walks, sweeping lawns, tranquil ponds and a charming walled garden - creating a truly idyllic setting.





My property has been described as tranquil, charming and relaxing.



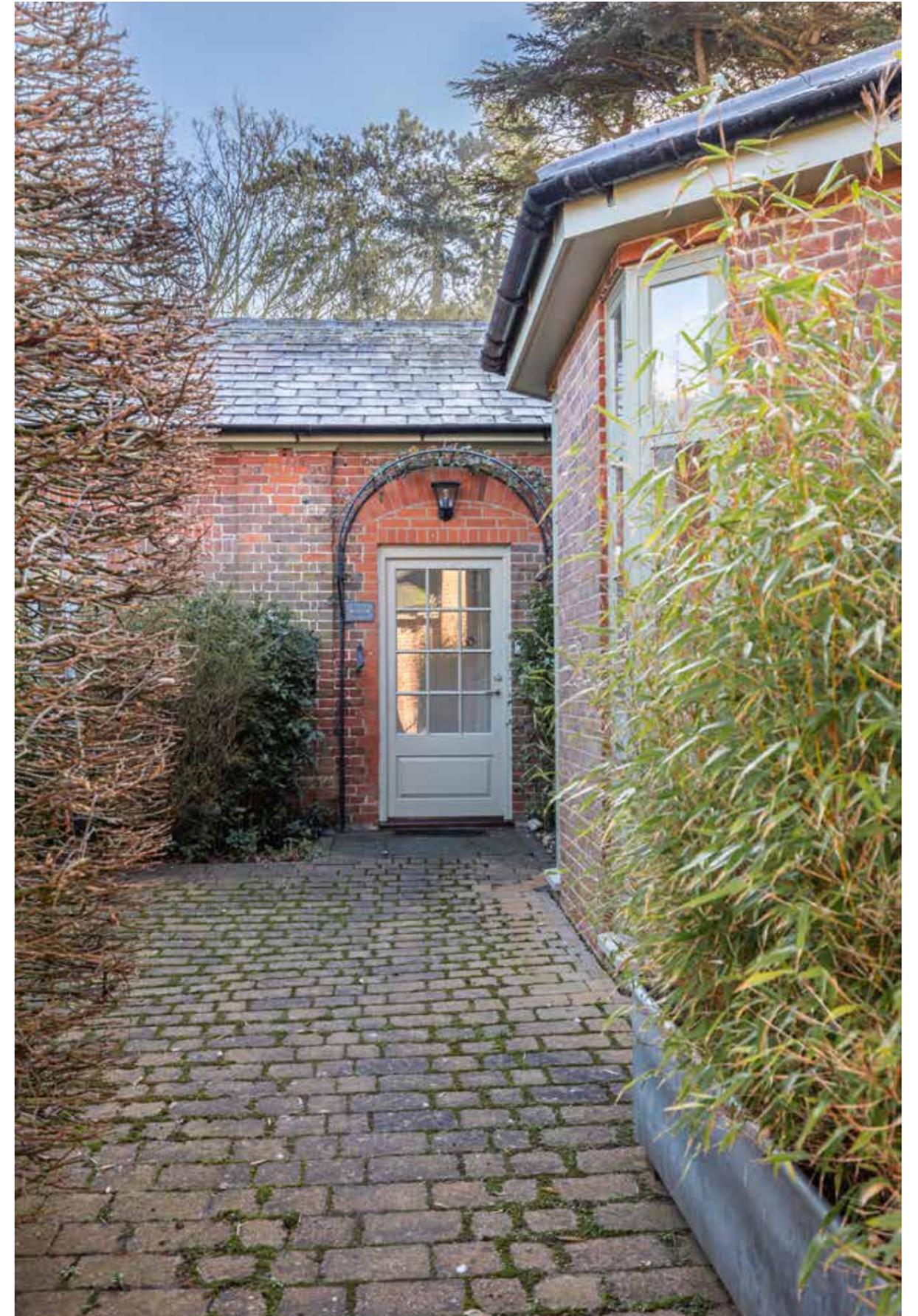
Approximate Floor Area  
1197 sq. ft  
(111.20 sq. m)

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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Before being converted into a home, this characterful building was once the Old Vicarage cow shed, later serving as a school and part of a Sue Ryder residence.



# 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 the Vendor



“We have loved the quiet serenity here – the beautiful chapel, birdsong from the shared woodland, and the wonderful local facilities in Walsingham.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

F. Ref:- 0340-2003-6010-2409-6911

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: ///lifetimes.field.month

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# SOWERBYS

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