



Oystercatcher, 6 The Old Vicarage, Walsingham
Offers in Excess of £400,000

**BELTON
DUFFEY**

Oystercatcher, 6 The Old Vicarage

Scarborough Road, Walsingham,
Norfolk, NR22 6DF



A superbly presented 3 bedroom, 2 bathroom single storey mews style property on an exclusive development with its own private garden, parking and communal woodlands. No chain.

DESCRIPTION

Oystercatcher is one of the beautiful mews style dwellings forming part of the development of The Old Vicarage - a late Georgian rectory set in 2 acres (subject to survey) of communal woodland grounds and a delightful walled garden with a shared tree-lined avenue approach and 2 allocated parking spaces. The property is superbly presented and includes a quality fitted kitchen with integrated appliances, a contemporary bathroom and en-suite shower room, high skirtings and provides 2/3 bedroom, single storey accommodation with an attractive private garden which backs onto countryside.

Being only 4 miles from the North Norfolk coast, this property would make an ideal permanent home close to the amenities on offer in Walsingham or a second home with holiday lettings potential. Oystercatcher is being offered for sale with no onward chain and all furniture, fixtures and fittings are also available to purchase by separate negotiation.

THE ACCOMMODATION

The living accommodation comprises a well-proportioned open plan kitchen/dining/living room with generous room for a dining table and chairs, plus a seating area alongside the well-appointed fitted kitchen. The kitchen comprises an extensive range of contemporary gloss wall and base cupboards in anthracite grey. Integrated appliances include an oven, hob with extractor hood over, washing machine, dishwasher, fridge and freezer. There is also a feature electric flame effect fire and French doors opening to the rear garden.

An inner hallway provides access to the large principal bedroom with an en suite shower room and a glazed door to a private area within the walled garden. The second bedroom is also a double room with a glazed door opening to the walled garden, whilst the third bedroom makes an ideal single room or study. Bedrooms 2 and 3 are served by a luxury bathroom.



what3words: ///estimated.really.decently

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

Oystercatcher is approached from the parking area over a paved walkway leading through the communal walled garden to the front of the property and entrance doors. To the rear, there is a private lawned garden which has been attractively landscaped with an extensive sandstone paved terrace and a neat lawn beyond and fine views over neighbouring open countryside.

The Old Vicarage development is set in 2 acres (subject to survey) of communal woodland grounds plus a walled garden with an allocated storage shed, an attractive wooded dell with a wildlife pond and seating area. Oystercatcher also benefits from 2 allocated parking spaces.

AGENT'S NOTE

Please note that there is a annual management service charge payable (£660 paid for the current calendar year), to include lighting and maintenance of the communal areas and the new owner will have a share in the management company.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Electric thermostatic control panel radiators and electric hot water system. EPC Rating Band D.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band D.

TENURE

This property is for sale Freehold.

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SITUATION

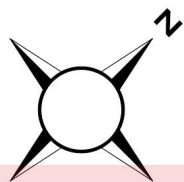
The Medieval village of Little Walsingham is a centre of pilgrimage, it has two main Shrines: the 14th Century Slipper Chapel is the Roman Catholic National Shrine of Our Lady and the Anglican Shrine of Our Lady of Walsingham, while the Abbey grounds contain the ruins of the original Priory founded in 1153.

For a village of its size, Little Walsingham supports an amazing number of shops, mainly tourist/pilgrim shops but also a mini-supermarket, tea shops and 2 public houses. An old farmyard (owned by the Walsingham Estate) has been converted into a range of shops which boast the award winning Farm Shop. The village also has a doctor's surgery and a primary school. Linking Little Walsingham to the coastal town of Wells-next-the-Sea, some 4 miles away, is the Wells and Walsingham Light Railway. Little Walsingham is centrally located for Holt, Burnham Market, Wells-next-the-Sea and the market town of Fakenham.



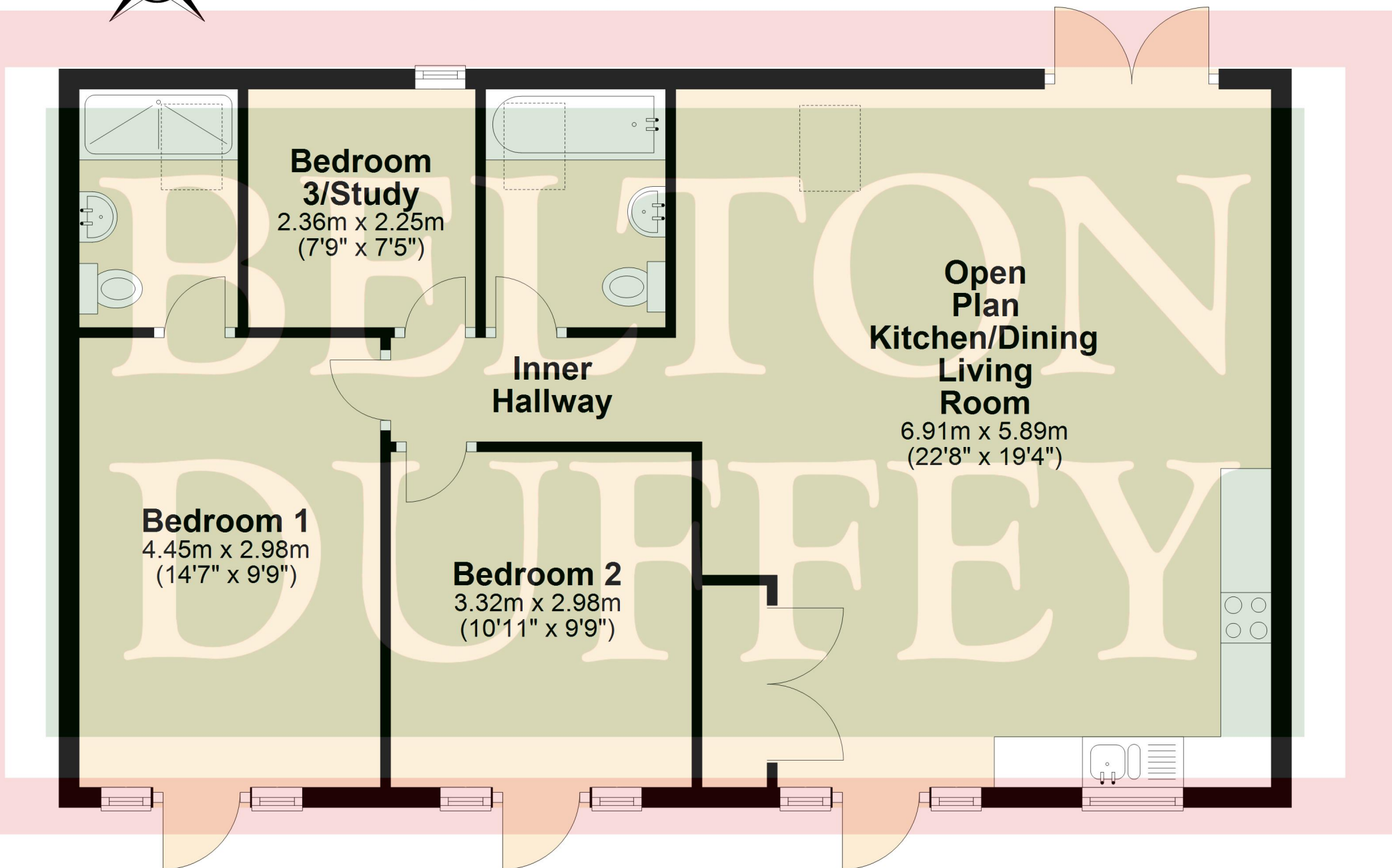






Ground Floor

Approx. 81.5 sq. metres (876.9 sq. feet)



Total area: approx. 81.5 sq. metres (876.9 sq. feet)



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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