



**Brooke Cottage, Great Walsingham**  
Offers in Excess of £400,000



# Brooke Cottage

18 The Hill, Great Walsingham,  
Norfolk, NR22 6DP



*A charming Grade II listed cottage of character and style offering well appointed accommodation overlooking The Green in sought after village location.*

## DESCRIPTION

Situated in a slightly elevated position overlooking The Green in Great Walsingham this outstanding grade II listed cottage of immense character offers surprisingly spacious and well appointed accommodation which retains many period features together with pretty cottage gardens.

The beamed living/dining room with front aspect over the green features an impressive inglenook fireplace which houses a wood burner and the second reception, sitting room also overlooks The Green. There is a pleasant country kitchen and utility room/WC ideal for muddy boots after a long country walk. On the first floor, the principal bedroom has an en-suite shower room and there is also a good sized second bedroom and bathroom.

Outside there is a pretty cottage garden accessed via a rear courtyard area.

Brooke Cottage is currently an award winning and successful holiday let, voted Best Winter Getaway by The Guardian newspaper in 2022, but would equally suit those looking for a personal second/holiday home or a primary residence in one of North Norfolk's most desirable locations.

## GROUND FLOOR

A canopy storm porch and panelled front door with wrought iron furniture lead to the magnificent living/dining room overlooking The Green which is heavily beamed and features a deep inglenook fireplace with wood burner. The separate sitting room is a real bonus, again overlooking The Green and having an exposed brick fireplace. The country kitchen, which leads to the rear courtyard has a lovely rural feel to it and has hand painted shaker style units and pamment tiled flooring .There is a very useful utility room/WC off the kitchen which is handy for muddy boots or muddy dogs or children when returning from long country walks.



## *what3words: ///poets.starred.outcasts*

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

### **FIRST FLOOR**

A classic Norfolk winder staircase leads of the living/dining room to a lovely beamed landing with roofline window providing natural light. Bedroom one, with beamed vaulted ceiling and dual aspect to front and side benefits from an en-suite shower room. Bedroom 2 is a good sized double, again beamed and vaulted with front aspect and there is an excellent family bathroom with roofline window.

### **OUTSIDE**

A picket gate leads from The Green to a small front garden with native planting and climbing shrubs enclosed by mature hedging. To the rear there is a courtyard area and hardstanding for household dustbins. Beyond this a gate leads to the private, mainly gravel covered and securely fenced, garden with seating area and well stocked flower and shrub borders.

### **SERVICES AND EPC RATING**

Mains water, mains drainage and mains electricity. Electric thermostatic control panel radiators. EPC Rating Band n/a (Grade II Listed).

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band n/a (registered for Business Rates).

### **TENURE**

This property is for sale Freehold.

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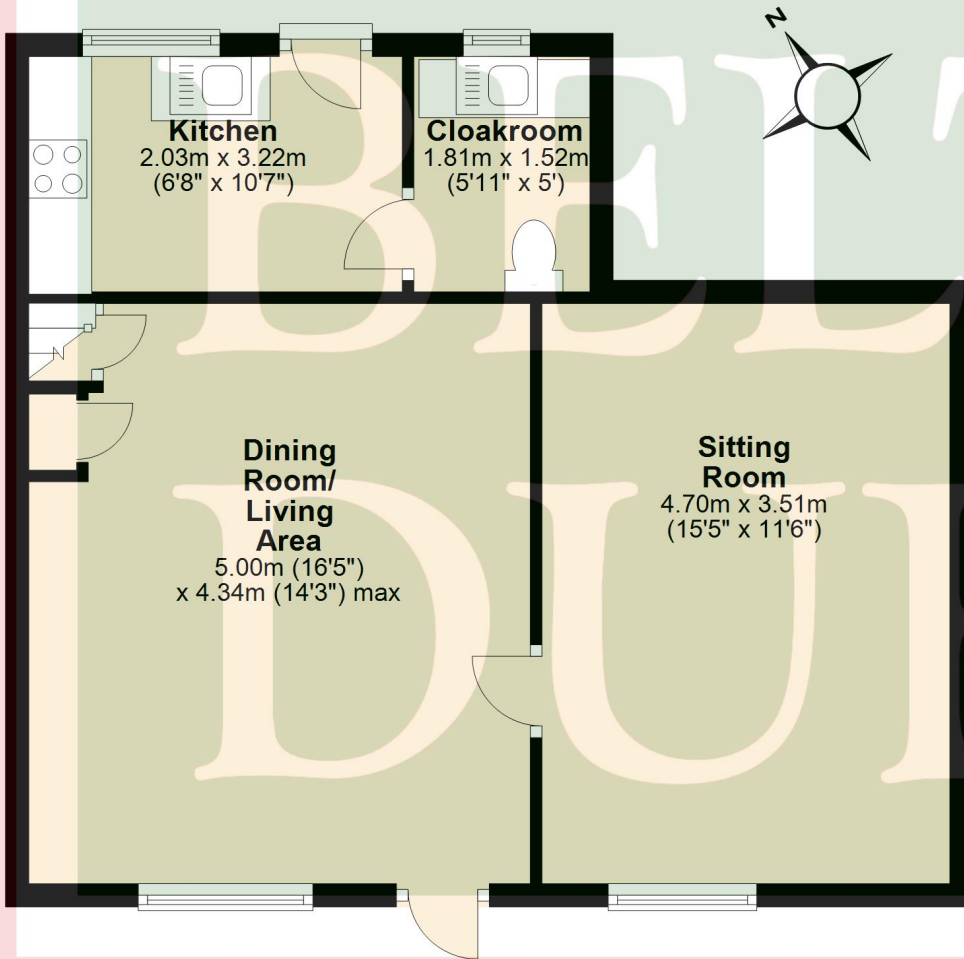
## SITUATION

The Medieval village of Little Walsingham and neighbouring Great 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. Great Walsingham also has a selection of retail outlets at Walsingham barns including an art gallery and cafe.

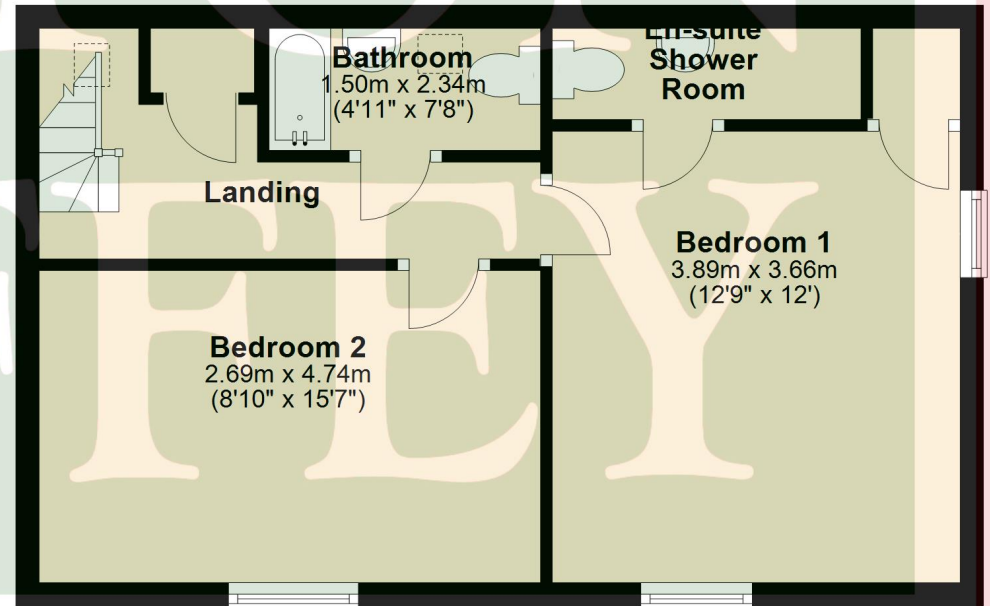
## Ground Floor

Approx. 50.5 sq. metres (543.4 sq. feet)



## First Floor

Approx. 40.7 sq. metres (437.7 sq. feet)



Total area: approx. 91.1 sq. metres (981.1 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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