



Ivy Cottage, Little Walsingham
Guide Price £675,000

BELTON DUFFEY



IVY COTTAGE, 2 GUILD STREET, LITTLE WALSINGHAM, NORFOLK, NR22 6BU

Superb Grade II Listed house with flexible 4 bedroom, 2 bathroom accommodation over 3 storeys with driveway parking and a walled courtyard garden. No chain.

DESCRIPTION

Ivy Cottage is a superb Grade II Listed house situated right in the heart of the historic amenity rich village of Little Walsingham. The current owners have carried out an extensive programme of refurbishment to now provide characterful flexible accommodation well laid out over 3 storeys. To the ground floor, there is a large kitchen/breakfast room with a utility area, dining room, cosy sitting room, games room and a cloakroom. The first floor landing leads to 3 bedrooms, a shower room and a family bathroom with a further bedroom/office on the second floor. A hidden drop down staircase leads to a further 'secret' attic room.

A wealth of period features remain including fireplaces, 3 of which house wood burning stoves, exposed beams, traditional panelled doors, exposed floorboards and sash windows. Together with the period aesthetic finishes, modern conveniences abound such as a well appointed fitted kitchen, luxury bathrooms with traditional suites, oil-fired central heating with column radiators and an electric vehicle charge point.

Outside, there is driveway parking to the side and a charming walled courtyard garden to the rear with a useful outbuilding. Unrestricted parking is also available in the vicinity.

Ivy Cottage is being offered for sale with no onward chain and has been a much loved second home and holiday lettings business for the current owners. Much of the furniture, fixtures and fittings are available by separate negotiation (excluding some of the artwork and arcade machines).

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.

SITTING ROOM

4.01m x 3.66m (13' 2" x 12' 0")

A period panelled timber entrance door leads directly off Guild Street into the sitting room lobby area with a geometric tiled step leading down into the main room. Fireplace housing a wood burning stove on a pamment tiled hearth, column radiator, exposed pine floorboards, ceiling beam, window to the side and a sash window to the front. Open plan to:



DINING ROOM

4.27m x 3.66m (14' 0" x 12' 0")

Fireplace housing a wood burning stove on a pamment tiled hearth with log storage to the side, column radiator, arched wall recess, exposed pine floorboards, ceiling beam and 2 sash windows to the front. Partly glazed pine door leading into:

KITCHEN/BREAKFAST ROOM

6.51m x 3.35m (21' 4" x 11' 0")

A good sized room with a range of deep blue painted base and wall units with solid hardwood worktops incorporating a 2 bowl butler sink with a window above overlooking the rear garden, breakfast bar with space under for stools, tiled splashbacks. Oven with a contemporary extractor hood over, integrated appliances including a dishwasher, fridge and freezer. Exposed pine floorboards, 2 column radiators, recessed ceiling lights and beamed ceiling. Utility area with a hardwood worktop with an integrated washing machine under, window and a partly glazed timber door leading outside to the rear garden.

Staircase leading up to the first floor landing and a door opening onto a second winder staircase leading upstairs. 2 understairs storage cupboards, a further window to the side, doors to the cloakroom and games room.

GAMES ROOM

4.5m x 2.46m (14' 9" x 8' 1")

A versatile room with a recessed fireplace housing a wood burning stove on a pamment tiled hearth, column radiator and a wide bay with a window seat overlooking the garden. Connecting door to the store.

CLOAKROOM

Accessed through an area with space for coat hooks and shoe storage etc. Traditional wall mounted wash basin and WC, built-in storage cupboard, column radiator, pamment tiled floor and a window to the side of the property.

FIRST FLOOR LANDING

A spacious landing with room for freestanding furniture. Doors to bedrooms 1, 2 and 3, the bathroom and shower room. Staircase leading up to the 2nd floor bedroom 4/study and a hidden drop down staircase leading to a 'secret' attic room. Sliding door to a shelved airing cupboard, column radiator, window to the side and a sash window overlooking the rear garden.

BEDROOM 1

4.27m x 3.71m (14' 0" x 12' 2")

Built-in wardrobe cupboard, feature cast iron fireplace, column radiator and a sash window to the front.



BEDROOM 2

4.01m x 3.71m (13' 2" x 12' 2")

Built-in cupboard, feature cast iron fireplace, column radiator and a sash window to the front.

BEDROOM 3

3.13m x 3.04m (10' 3" x 10' 0")

Column radiator and a sash window overlooking the rear garden.

FAMILY BATHROOM

A traditional suite comprising a double ended panelled bath with a central shower mixer tap, pedestal wash basin and WC. Tiled splashbacks, towel radiator, painted floorboards, window to the side and a door opening onto an outside staircase leading down to the rear garden.

SHOWER ROOM

A traditional suite comprising a shower cubicle with a chrome mixer shower, wall mounted wash basin and a high level WC. Tiled splashbacks, chrome towel radiator and a high level window.

SECOND FLOOR BEDROOM 4/STUDY

3.3m x 3.1m (10' 10" x 10' 2") at widest points.

Part restricted head height with a beamed ceiling, column radiator, access to eaves and a window to the rear.

'SECRET' ATTIC ROOM

3.58m x 2.84m (11' 9" x 9' 4")

Accessed via a hidden drop down staircase from the first floor landing. Restricted head height with a beamed ceiling, column radiator, access to eaves and a window to the side.

OUTSIDE

Ivy Cottage sits in a prominent location directly onto Guild Street with a step leading up to the front entrance door with outside light. A gravelled driveway to side provides parking for 1 car and has a charge point for an electric vehicle, space for refuse bins and log storage etc. A pedestrian picket gate opens onto the delightful walled courtyard garden to the rear of the property which has been laid out for ease of maintenance with an extensive sandstone paved terrace, outside tap and lighting and a useful store.

STORE

3.333m x 2.06m (10' 11" x 6' 9")

Old fireplace, lighting, pamment tiled floor, window and door to the garden and a connecting door to the main house.



DIRECTIONS

From Belton Duffey's office in Wells-next-the-Sea take B1105 signposted Walsingham. On entering the village, as you drop down the hill, you will see the Victorious Bistro on your left. Turn right after the restaurant into Guild Street and you will see Ivy Cottage a little further up on the right, opposite Walsingham Farm Shop.

OTHER INFORMATION

Main water, mains drainage and mains electricity. Oil-fired central heating. EPC Rating Band E.

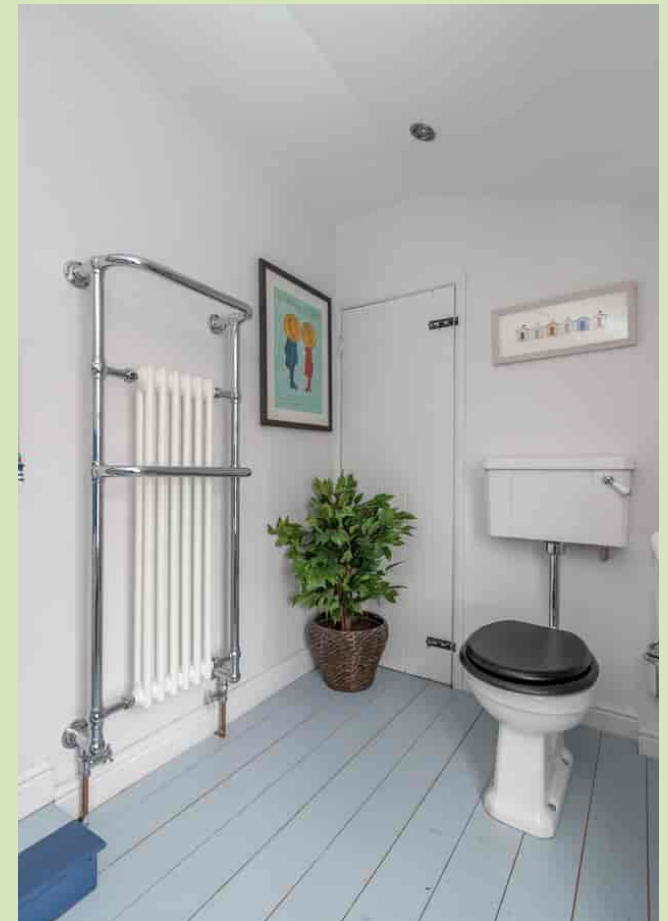
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band n/a (registered for Business Rates)

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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