



**Windsor House, Walsingham**  
**Guide Price £640,000**

**BELTON DUFFEY**



## **WINDSOR HOUSE, WELLS ROAD, WALSHINGHAM, NORFOLK, NR22 6DL**

A rare opportunity to acquire a detached house for refurbishment on prominent mature corner plot of in excess of 0.6 acre (sts) close to the centre of this sought after historic village. No chain.

### **DESCRIPTION**

Situated on a prominent, mature corner plot in the historic village of Walsingham this detached residence requires a full programme of refurbishment/extension or, potentially, an opportunity to demolish and replace the existing property (subject to the necessary permissions).

The side and rear gardens offer ample scope for extension, while the existing accommodation comprises entrance hall, 2 reception rooms, garden room, large kitchen/breakfast room, utility area and cloakroom with a galleried landing leading to the 3 upstairs bedrooms and bathroom. Outside, there is extensive driveway parking with a large attached garage and gardens and grounds extending to in excess of 0.6 acre (subject to survey).

Offered for sale with no onward chain, opportunities of this calibre and location are increasingly rare in today's north Norfolk market and we advise inspection/enquiries at your earliest convenience to avoid disappointment.

### **SITUATION**

The Medieval village of 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, 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 boasts the award winning Farm Shop. The village also has a doctor's surgery and a primary school.

Linking Walsingham to the coastal town of Wells-next-the-Sea, some 4 miles away, is the Wells and Walsingham Light Railway. Walsingham is centrally located for Holt, Burnham Market, Wells-next-the-Sea and the market town of Fakenham and the Coastliner bus stop is just a short walk from the property.

### **ENTRANCE HALL**

A solid timber door with external courtesy lighting leads from the front of the property into the entrance hall with twin multi-paned windows to front. Partly quarried tiled floor, night storage heater, staircase to the first floor landing and doors to the principal ground floor rooms.



## **KITCHEN/BREAKFAST ROOM**

4.00m x 3.36m (13' 1" x 11' 0")

Multi-paned window to side, range of painted pine floor and wall mounted storage units with worksurfaces incorporating a stainless steel sink unit. Space for a cooker, fireplace recess housing floor standing boiler providing domestic hot water and central heating, radiator, quarry tiled floor and doors to the pantry and rear lobby.

## **PANTRY**

A fully shelved walk-in pantry with ventilation window and quarry tiled floor.

## **DINING ROOM**

4.55m x 4.0m (14' 11" x 13' 1")

A bright and spacious triple aspect room with multi-paned bay window to front, multi-paned door and windows to the sides. Feature exposed brick fireplace, night storage heater, built-in storage cabinet, picture rail.

## **SITTING ROOM**

4.27m x 3.64m (14' 0" x 11' 11")

An impressive double aspect room with twin multi-paned windows to the side and double multi-paned doors to garden room. Feature tiled open fireplace, 2 radiators, picture rail.

## **GARDEN ROOM**

3.64m x 3.11m (11' 11" x 10' 2")

A useful addition to the property affording panoramic garden views, quarry tiled flooring.

## **REAR HALLWAY**

Multi-paned window and door to the side leading outside to the rear courtyard. Door to coal store and an opening to:

## **UTILITY AREA**

Multi-paned window to rear and a door to:

## **CLOAKROOM**

Window to side, WC.

## **FIRST FLOOR LANDING**

Galleried landing with a multi-paned window to rear on half landing and a porthole window to the front. Loft hatch, radiator and doors to the 3 bedrooms and bathroom.



## **BEDROOM 1**

4.34m x 4.0m (14' 3" x 13' 1")

Double aspect multi-paned windows overlooking the gardens to the front and side. Built-in double wardrobe cupboard, radiator and picture rail.

## **BEDROOM 2**

4.27m x 3.64m (14' 0" x 11' 11")

Double aspect multi-paned windows overlooking the gardens to the front and side. 2 built-in double wardrobe cupboards with storage lockers over, pedestal wash basin, radiator and picture rail.

## **BEDROOM 3**

3.48m x 2.5m (11' 5" x 8' 2")

Multi-paned window overlooking the garden to the side, radiator and picture rail.

## **BATHROOM**

Multi-paned window to rear, suite comprising panelled bath with shower over, wall mounted wash basin, WC. Built-in airing cupboard, tiled splashbacks, vinyl flooring, radiator.

## **OUTSIDE**

Windsor House occupies a prominent corner plot extending to in excess of 0.6 acre (subject to survey) with mature gardens which would now benefit from some cultivation. Extensive driveway sweeping around a lawned island and leading to the attached garage.

Large expanses of lawn with inset mature trees and raised flower and shrub beds and borders. Timber summer house, garden shed, greenhouse and a small outbuilding. To the rear of the property, there is also a courtyard area where the metal oil storage tank is located with access to house and garage.

## **GARAGE**

7.71m x 6.00m (25' 4" x 19' 8") at w

A large attached garage with electric remote control up and over door, eaves storage space, power and light connected. Windows to the sides and a pedestrian door to the courtyard to the rear of the property.





## **DIRECTIONS**

Take the A149 coast road out of Wells-next-the-Sea towards Cromer. At the Norfolk Hideaways junction, take the right hand fork and continue along this road following the signs to Walsingham.

Continue into the village on the Wells Road, passing the school and village hall on the left and you will see Windsor House a little further up on the right-hand side, on the corner with Cleaves Drive and as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

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

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

## **TENURE**

This property is for sale Freehold.

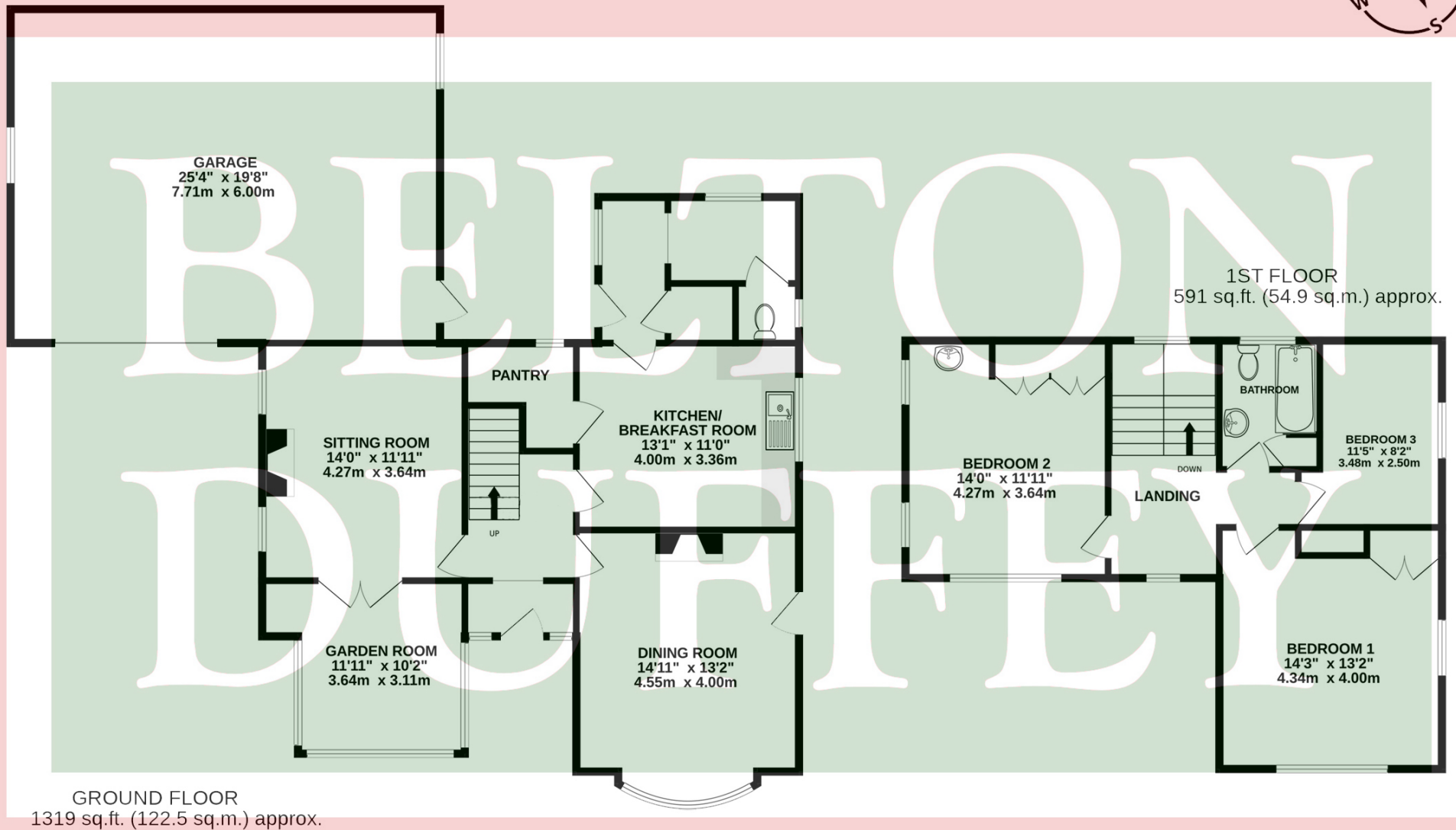
## **VIEWING**

Strictly by appointment with the agent.



# Windsor House, Wells Road, Little Walsingham, NR22 6DL

TOTAL APPROX. FLOOR AREA 1909 SQ.FT (177.4 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans is for illustrative purposes only and should be used as such by any prospective purchaser. 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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