



School Lodge, Walsingham
Guide Price £499,950

**BELTON
DUFFEY**

School Lodge

4 St Peters Road, Walsingham,
Norfolk, NR22 6DW



A beautifully refurbished and extended 3 bedroom, 2 bathroom detached bungalow situated on the edge of the village and standing in beautifully landscaped gardens.

DESCRIPTION

School Lodge is a modern detached bungalow situated in an attractive setting on the edge of the village overlooking playing fields but within walking distance of the centre of the amenity rich village of Walsingham. The property is built of red brick under a pantiled roof and has been lovingly refurbished and extended by the current owners to now provide well proportioned 3 bedroom, 2 bathroom accommodation designed to be wheelchair accessible. There is a good sized double aspect sitting/dining room with a wide opening to the well appointed kitchen/breakfast room. The large principal bedroom is served by a spacious shower room with bedroom 2 having a small dressing area and en suite shower room. There is also a third bedroom currently used as a study/occasional bedroom for guests. Further benefits include UPVC double glazed windows and doors throughout, practical hard floors, solar panels, modern electric radiators and a fireplace in the sitting room currently housing an electric stove.

The property stands in a beautifully landscaped gardens and grounds with a well stocked west facing front garden with a garden studio and a paved terrace garden to the rear overlooking playing fields. The property also has driveway parking. All of this combine to make School Lodge a rare opportunity to purchase a non-estate bungalow with spacious wheelchair accessible accommodation in a charming setting yet just a few minutes' walk from the wide range of village amenities available.

ACCOMMODATION

The property is approached via a stable door with a storm porch over opening into the entrance hall. Here, a useful utility cupboard provides space and plumbing for a washing machine, while doors lead to the sitting/dining room, bedrooms and shower room. The sitting/dining room is generously proportioned and filled with natural light, benefiting from a double aspect outlook. A window overlooks the front garden, while glazed patio doors open onto a paved rear terrace with attractive views across playing fields. The room also features a cast iron fireplace and a wide opening through to the kitchen. The kitchen is fitted with a range of cream Shaker style base and wall units, complemented by a navy blue Everhot cooker (available by separate negotiation) with triple aspect windows providing views over the gardens. All three bedrooms are accessed from the hallway. Bedroom two includes a dressing area and an en suite shower room, while an additional shower room serves bedrooms 1 and 3.

what3words: ///shorten.monday.responses

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

OUTSIDE

School Lodge is set back off St Peters Road behind a mature hedged boundary and is accessed through double 5 bar gates opening onto a concrete driveway providing parking. A picket gate leads to the front garden which is west facing and has been beautifully landscaped and maintained. A concrete pathway meanders through well stocked plant and shrub beds leading to the front entrance porch and the garden studio. An archway leads through a shaped hedge to a useful paved area where there are 2 timber sheds.

A paved pathway continues to the side and rear of the property where there is a low walled boundary making the most of the views over the neighbouring playing fields. Paved terrace with a small greenhouse, space for planters and a bistro table and chairs etc and doors to the sitting room and bedroom 1. Gravelled plant beds, lighting and a pedestrian gate to the property's driveway.

SERVICES AND EPC RATING

Main water, mains drainage and mains electricity with solar panels installed. Electric radiator heating. EPC Rating Band B.

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

TENURE

This property is for sale Freehold.

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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.

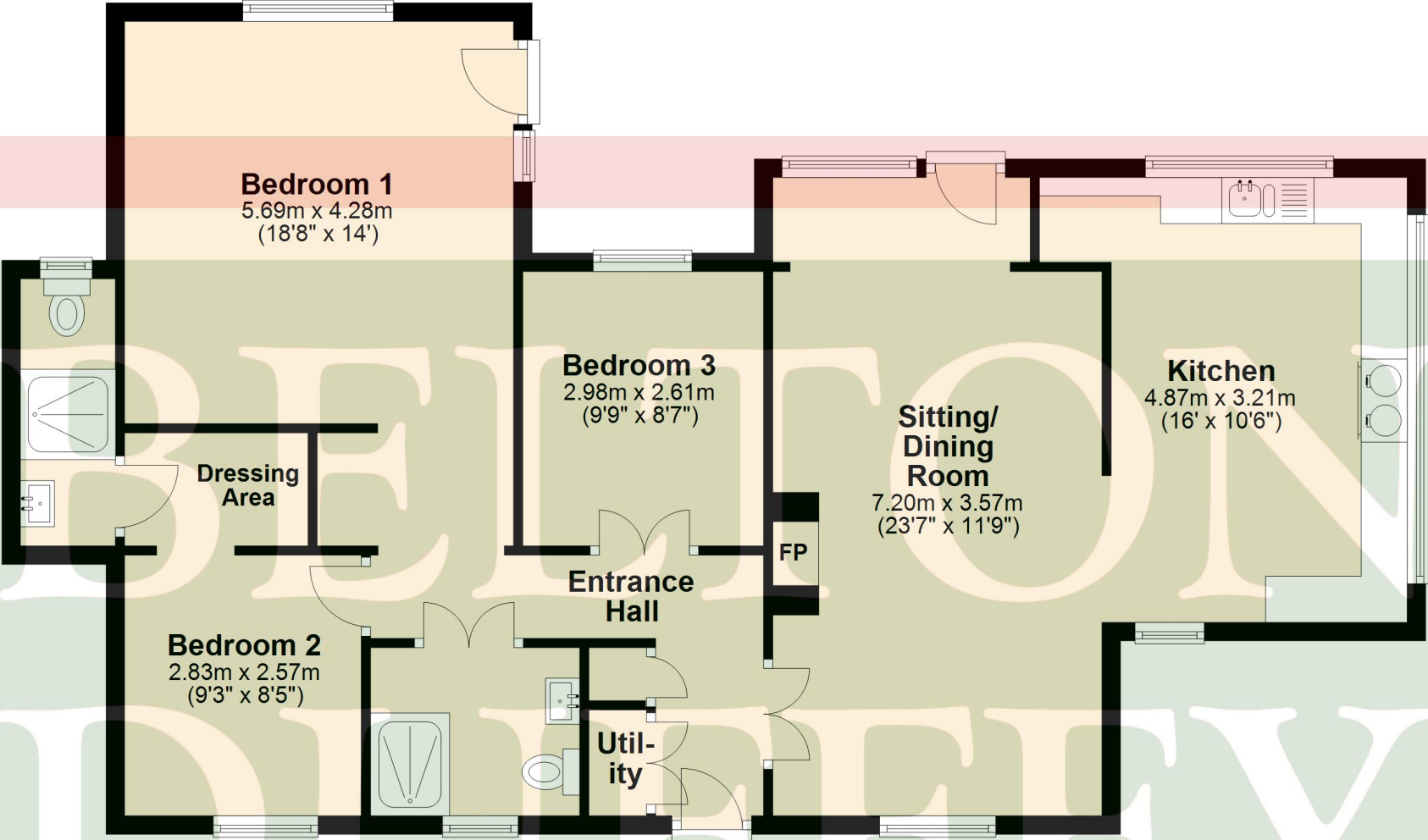
For a village of its size, Walsingham supports an amazing number of shops, mainly tourist/pilgrim shops but also a mini-supermarket, tea shops and 2 public houses. An old farmyard (owned by the Walsingham Estate) has been converted into a range of shops which boasts the award winning Farm Shop. The village 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.









Bedroom 1
5.69m x 4.28m
(18'8" x 14')

Bedroom 3
2.98m x 2.61m
(9'9" x 8'7")

Kitchen
4.87m x 3.21m
(16' x 10'6")

**Sitting/
Dining
Room**
7.20m x 3.57m
(23'7" x 11'9")

**Dressing
Area**

**Entrance
Hall**

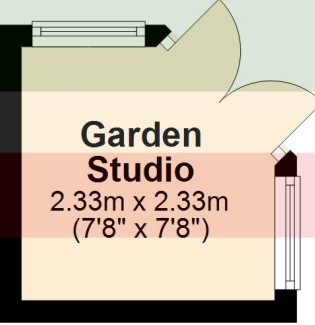
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Bedroom 2
2.83m x 2.57m
(9'3" x 8'5")

**Util-
ity**

Ground Floor

Approx. 94.5 sq. metres (1017.4 sq. feet)



**Garden
Studio**

2.33m x 2.33m
(7'8" x 7'8")

Total area: approx. 94.5 sq. metres (1017.4 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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