Lily Cottage Scarborough Rd, Walsingham

PERIOD COTTAGE - OPEN PLAN LIVING, GARDEN & PARKING. Perfect as MAIN RESIDENCE, SECOND HOME or HOLIDAY LET

BIGSKIES estates

The Property

Lily Cottage is a charming single story period cottage, nestled in the prestigious Old Vicarage development, just outside the historic village of Little Walsingham. The cottage features a sociable open plan living space with a wood burning stove, leading out to a private, enclosed garden; with two double bedrooms both looking out to the garden, a family bathroom and en suite shower room to the master bedroom which also opens out to the garden beyond.

A lovely single storey home, sympathetically renovated with modern living in mind. The main living space is open plan with the kitchen to the rear and the sitting room looking out to the front. This lovely room opens out to the peaceful garden beyond and benefits from additional natural light above the kitchen from skylights. There is a wood burning stove for cosy winter evenings and plenty of space for a dining table and four chairs, a big squashy sofa and armchairs.

The master bedroom also benefits from a glazed window and door out to the garden and has a modern en suite shower room with fantastic large shower enclosure spanning the width of the bathroom. The shower room has underfloor heating, a heated towel rail, WC and wash hand basin. Bedroom two is also a good size with windows looking out over the garden, currently this room is set up as a twin. This bedroom is served by the family bathroom which also has under floor heating and features a bath with hand held shower attachment, heated towel rail, WC and wash hand basin.

Holiday Let Opportunity

Projected Holiday Let Income: c. £36,000 per year
Holiday Let Occupancy: 35 Weeks
Sleeping 4 in 2 Bedrooms

Lily Cottage is currently a much loved second home but it has absolutely excellent potential to generate an income as a holiday let. Several other of the cottages within The Old Vicarage already have fantastic track records as sought after destinations for guests visiting the area. There is so much to attract guests, the beauty of The Old Vicarage development as a whole and the practical appeal of Lily Cottage itself; open plan living, two bedrooms and two bathrooms, a wood burning stove, private garden, parking and so much more.

If holiday letting is something that might be of interest, please don't hesitate to speak to one of the team at Big Skies, who will happily chat through the options with you.

Outside

Lily Cottage has two allocated parking spaces in the parking area. It is approached via a private door and a hallway which leads to the side of the cottage and out to the gardens.

The cottage has a lovely private, enclosed garden which is very pretty and very tranquil. The garden falls within the curtilage of the beautiful, original, walled garden and Lily Cottage has use of the communal space within the walls, along with the other properties which look out into it. There are also a little row of three sheds in the walled garden, one of which belongs to Lily. Alongside the private garden and walled garden, Lily Cottage also has access to the wider grounds at The Old Vicarage, including a lovely wooded area with a pond located beyond the parking spots.

The Location

Little Walsingham is nestled in the glorious Norfolk countryside, just four miles in from the North Norfolk coast, 4 miles directly south of Wells-next-the-Sea. The village is bigger than its neighbouring village of Great Walsingham and is steeped in architectural history such as the Walsingham Abbey. The Medieval village has been serving as a religious hub since 1061, when the Lady of the Manor had a vision of the Virgin Mary. After the vision, a shrine was built and since become one of the most significant Shrines in Europe. Also, within the village is the Walsingham Abbey, whose grounds extend to 20-acres, that features the Augustian Priory ruins that date back to 1153.

There are some excellent independent shops and the award-winning Walsingham Farms Shop. With two pubs, plus a selection of cafés there is plenty to satisfy all. The larger market town of Fakenham just a 15-minute drive away offering additional amenities if required.

Other Information

Tenure: Freehold

Services: Mains Electricity and Drains

Heating: Individual Electric Radiators with Individual Room Control. Electric Underfloor Heating in both bathrooms with heated towel rails.

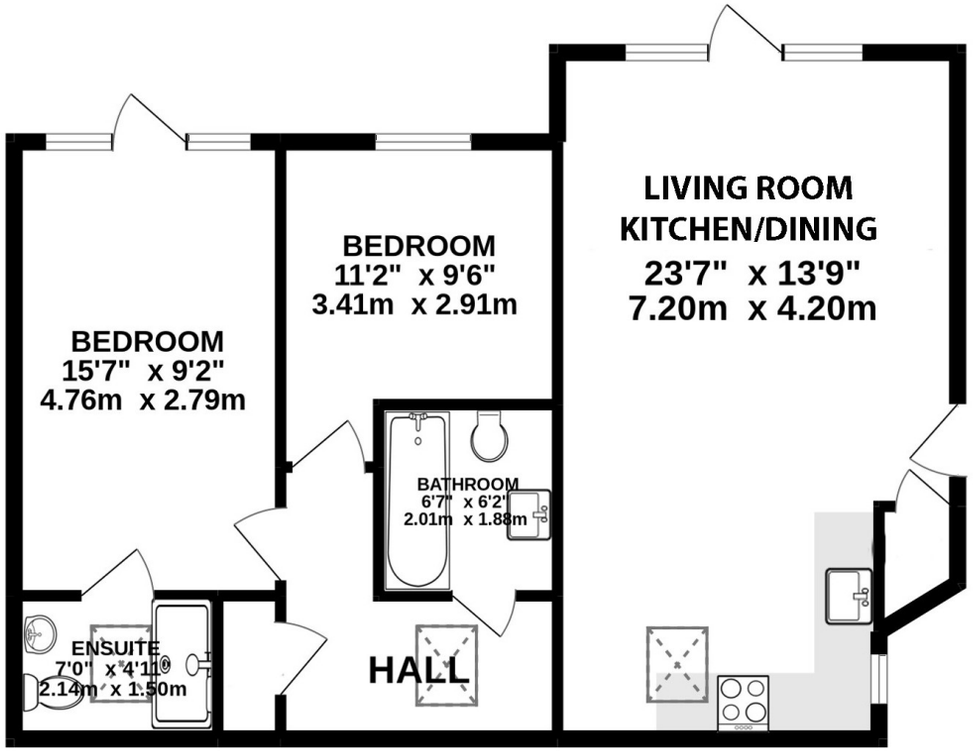
Windows: All fully double glazed.

EPC Rated: C

Council Tax: North Norfolk District Council Band C

Broadband Speed: 60 mbps +

Annual Service Charge: £1338 for 2022



Lily Cottage, Little Walsingham

TOTAL FLOOR AREA : 697 sq.ft. (64.79 sq,m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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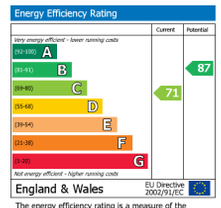

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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