



Lavender Cottage, Great Walsingham
£750 per calendar month

BELTON DUFFEY



LAVENDER COTTAGE, THE HILL, GREAT WALSINGHAM, NORFOLK, NR22 6DP

A one bedroom detached conversion in a popular village location

DESCRIPTION

A one bedroom detached conversion in a popular village location.

The accommodation briefly comprises: Entrance hallway, open plan sitting room/dining room/kitchen with built in electric oven and hob, fridge, dishwasher and washing machine. Master bedroom with fitted double wardrobes and shower room.

The property also benefits from having a courtyard garden and parking for one car

SITUATION

Great Walsingham (sometimes referred to as 'Old Walsingham') is far quieter and more rural than its nearest neighbour, Little Walsingham, a mile away. Despite its name this small Conservation Village sits in the vale of the River Stiffkey amongst a scattering of country cottages, farmhouses and timber framed buildings including 16th century Berry Hall where it is said Henry VIII first met Anne Boleyn. A short walk from the green are the Great Walsingham Barns, home to a popular cafe alongside other well-established craft based businesses.

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.

ENTRANCE HALLWAY

Tiled floor, electric heater

OPEN PLAN SITTING ROOM/KITCHEN/DINING ROOM

7.13m x 3.26m (23' 5" x 10' 8")

A range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, built in electric oven and hob with extractor over, built in fridge, built in dishwasher, freestanding washing machine, tiled floor, TV and telephone points, electric heaters, windows to side and rear and velux windows, patio doors leading to courtyard garden.



SHOWER ROOM

1.81m x 1.69m (5' 11" x 5' 7")

Tiled floor, ladder style radiator, low level WC, wash hand basin, enclosed shower cubicle with electric shower and extractor fan.

BEDROOM

3.36m x 2.87m (11' x 9' 5")

Fitted carpet, windows to front, double fitted wardrobe

OUTSIDE

There is a shingle driveway to the front with parking for one car and an enclosed courtyard garden.

ADDITIONAL INFORMATION

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit - [right-to-rent service.gov](https://right-to-rent.service.gov.uk)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £750.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Pets considered.
- 7) Electricity charged separately at a standard rate.

DIRECTIONS

From the agent's office in Wells-next-the-Sea, turn left into Staithe Street and left at the end onto Station Road. At T-junction turn right into Polka Road and left at the next T-junction. Bear right by Big Blue Sky (signposted Warham) and continue along here for approximately 2 miles following signs for Walsingham. Turn left at the crossroads, signposted Great Walsingham and 'unbridged ford' at the junction turn left and follow the road round, you will see a green with a row of cottages. To the left hand side of the end cottage is an unmade road and Lavender Cottage will be found at the end of this road.



AWAITING

FLOORPLAN

OTHER INFORMATION

North Norfolk District Council, Holt Road, Cromer. . Council tax band A

Electric heating.

EPC band E.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 660866
E: lettings@beltonduffey.com

Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com

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.

