



28 Knight Street, Little Walsingham
Guide Price £325,000

28 KNIGHT STREET, LITTLE WALSINGHAM, NORFOLK, NR22 6DA

Exciting opportunity to buy a Grade II Listed 2 bedroom cottage requiring refurbishment with an attractive south facing garden and garage parking. No chain.

DESCRIPTION

28 Knight Street is a Grade II Listed cottage situated in a tranquil tucked away setting accessed down a long gravelled driveway in the amenity rich village of Little Walsingham. There is a garage providing parking and the property stands behind a charming south facing cottage garden to the front.

The property would now benefit from a programme of refurbishment but has spacious ground floor accommodation comprising an entrance lobby, kitchen/breakfast room, dining room, sitting room and bathroom. Upstairs, the galleried landing leads to the 2 bedrooms. Many period features remain including fireplaces in the reception rooms, 1 housing a wood burning stove, exposed ceiling beams, panelled doors and part replacement sash windows to the front elevation.

28 Knight Street is being offered for sale with no onward chain.



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 also centrally located for Holt, Burnham Market, Wells-next-the-Sea and the market town of Fakenham.

ENTRANCE LOBBY

A partly glazed composite door leads from the front of the property into the entrance lobby with staircase to the first floor landing and doors to the sitting room and dining room.

DINING ROOM

3.93m x 3.61m (12' 11" x 11' 10")

Tiled open fireplace, night storage heater, exposed ceiling beams and a sash window overlooking the garden.

KITCHEN/BREAKFAST ROOM

4.32m x 3.61m (14' 2" x 11' 10") at widest points.

A range of timber base and wall units with tiled worktops incorporating a stainless steel sink unit, tiled splashbacks, room for a small breakfast table and chairs. Cooker space, space and plumbing for a washing machine, shelved airing cupboard housing the hot water cylinder, pantry cupboard with louvred doors and space for a fridge freezer.

2 small windows to the rear, sash window overlooking the garden and a partly glazed composite stable door leading outside. Door to the bathroom.

SITTING ROOM

3.63m x 3.61m (11' 11" x 11' 10")

Exposed brick fireplace housing a wood burning stove, night storage heater, understairs storage cupboard, window to the rear and a sash window overlooking the garden.



BATHROOM

2.48m x 1.60m (8' 2" x 5' 3")

A white suite comprising a panelled bath with an electric shower over and glass shower screen, vanity storage unit incorporating a wash basin, WC. Tiled floor and splashbacks, chrome towel radiator, wall heater and a window to the front with obscured glass.

FIRST FLOOR LANDING

3.27m x 1.57m (10' 9" x 5' 2")

Galleried first floor landing with a window to the rear, built-in cupboard, loft hatch and doors to the 2 bedrooms.

BEDROOM 1

3.80m x 3.73m (12' 6" x 12' 3")

Night storage heater and a sash window overlooking the front garden.

BEDROOM 2

3.80m x 2.43m (12' 6" x 8' 0")

Night storage heater and a sash window overlooking the front garden.

OUTSIDE

28 Knight Street is accessed over a shared gravelled driveway leading to property's garage which provides parking. To the front of the property, there is a charming south facing cottage style garden with a lawn, perimeter borders, ornamental pond and paved walkways to the entrance door with outside lighting.

DIRECTIONS

Take the A149 coast road out of Wells-next-the-Sea towards Cromer and take the right hand fork at Gallery Plus and continue along this road following the signs to Walsingham.

As you come into Little Walsingham on the Wells Road, follow this on to Knight Street passing the Little Walsingham Cross on the right. Turn immediately left into the private gravelled pathway where you will see the property further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Main water, mains drainage and mains electricity. Electric night storage heating. EPC Rating Band E.

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

TENURE

This property is for sale Freehold.

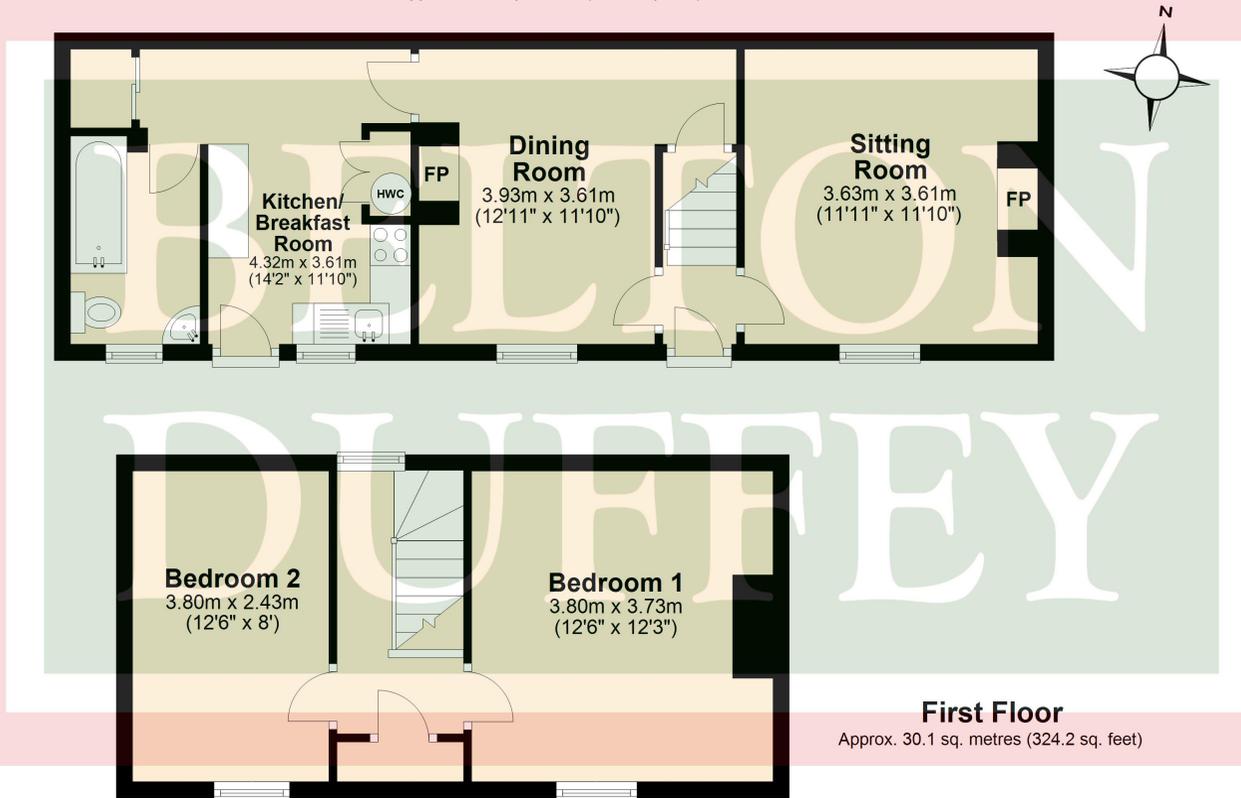
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.2 sq. feet)

Total area: approx. 73.3 sq. metres (789.4 sq. feet)





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