



A GRADE II LISTED DETACHED COTTAGE WITH A DELIGHTFUL WALLED GARDEN OVERLOOKING THE REMAINS OF THE 13TH CENTURY FRIARY

Thursday Cottage, 6 Friday Market Place, Little Walsingham, Norfolk NR22 6DB

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ESTABLISHED 1966

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6 Friday Market Place
Little Walsingham
Norfolk
NR22 6DB

*A THREE BEDROOM BRICK AND FLINT COTTAGE QUIETLY SITUATED IN
THE VERY HEART OF AN HISTORIC NORTH NORFOLK VILLAGE*

Guide Price: £499,950 (27.08.24)
Freehold BUR240157

- A well-presented Grade II listed three bedroom cottage.
- Brick and flint elevations under a clay pantiled roof.
- Situated in a discrete setting just off the Friday Market Place.
- Accommodation of almost 1300 sq. ft. set out as follows, Kitchen/Dining Room, Sitting Room with open fire, Dining Room, Utility/Cloakroom, Landing, Master Bedroom with En-suite Shower Room, two further Bedrooms and a Bathroom.
- Outside, to the side elevation is a driveway and a substantial timber garage/boat store. To the rear is a private walled garden, largely laid to lawn with a shingled terrace and useful brick and flint outbuilding.
- Offered for sale with no onward chain.





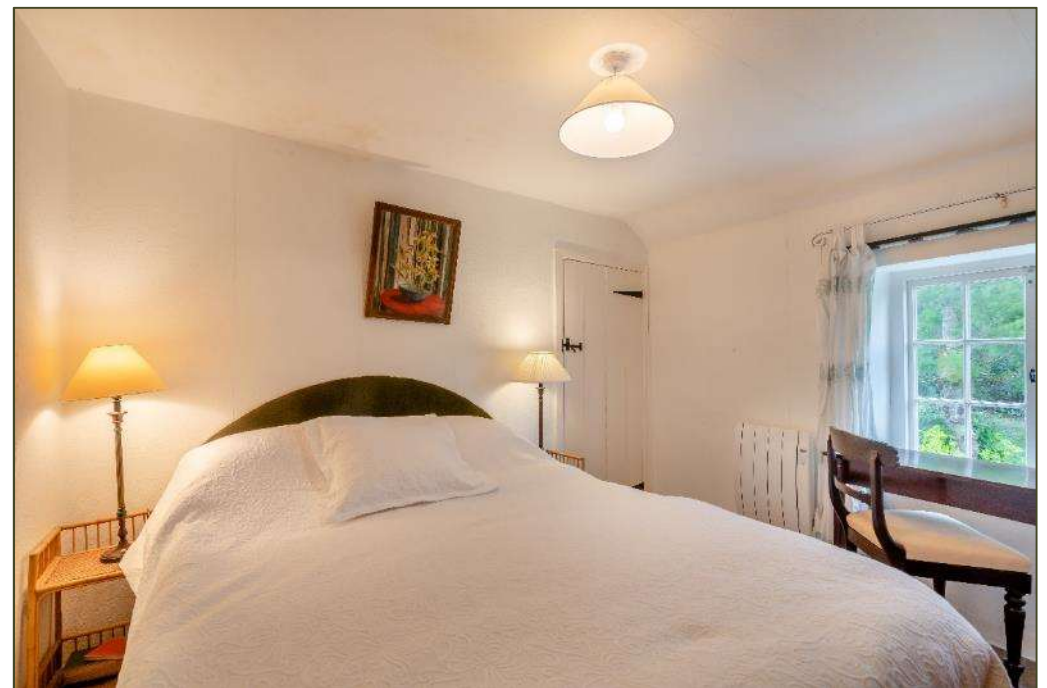
LITTLE WALSINGHAM is renowned as an ecclesiastical village, with shrines and churches of note attracting pilgrims, a number of shops including a superb farm shop, a post office, a primary school, restaurants and public houses.

The market town of Fakenham is 5 miles to the south, and offers further shopping, educational, sporting and leisure facilities.

The north Norfolk coast, with its sandy beaches, nature reserves, golf and sailing facilities is only 5 miles to the north.

The Georgian town of Holt (4 miles east) has excellent shopping, schooling and leisure facilities. The town is also home to the highly renowned Gresham's Public School for boys and girls from 3-18 years and further schooling is available at Beeston Hall School for 6-13 year olds at West Runton.







SERVICES: Mains water, electricity and drainage.

HEATING: Independent electric radiators.

COUNCIL TAX BAND: D

BROADBAND: Ofcom indicate that Superfast Broadband is available at the property.

MOBILE COVERAGE: Ofcom indicate the EE & O2 are likely to have voice and data available inside the property and that Vodafone and Three have limited voice and data inside the property. Ofcom indicate the EE, O2 and Vodafone are likely to have voice and data outside the property and that Three is likely to have voice but limited data outside the property.

AGENTS' NOTE: The driveway is owned by the Walsingham Estate and the owners of Thursday Cottage have a right to park on it. We understand that the neighbouring property, 7 Friday Market Place, has a pedestrian right over it.

As a Grade II Listed building Thursday Cottage is exempt from the EPC regulations.



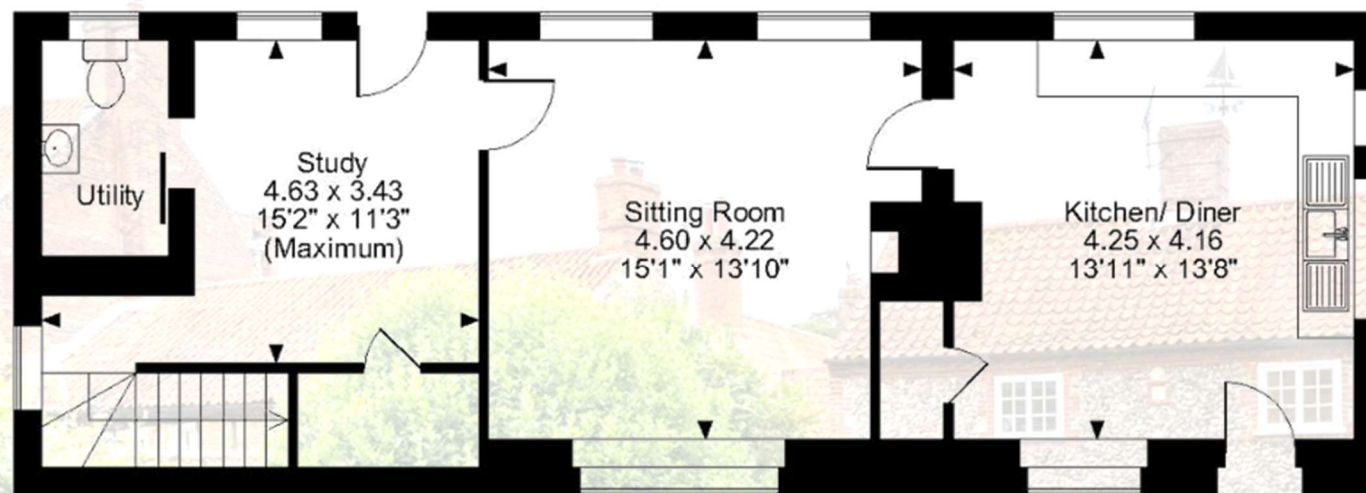
Thursday Cottage, Friday Market Place, Walsingham, Norfolk

Approximate Gross Internal Area

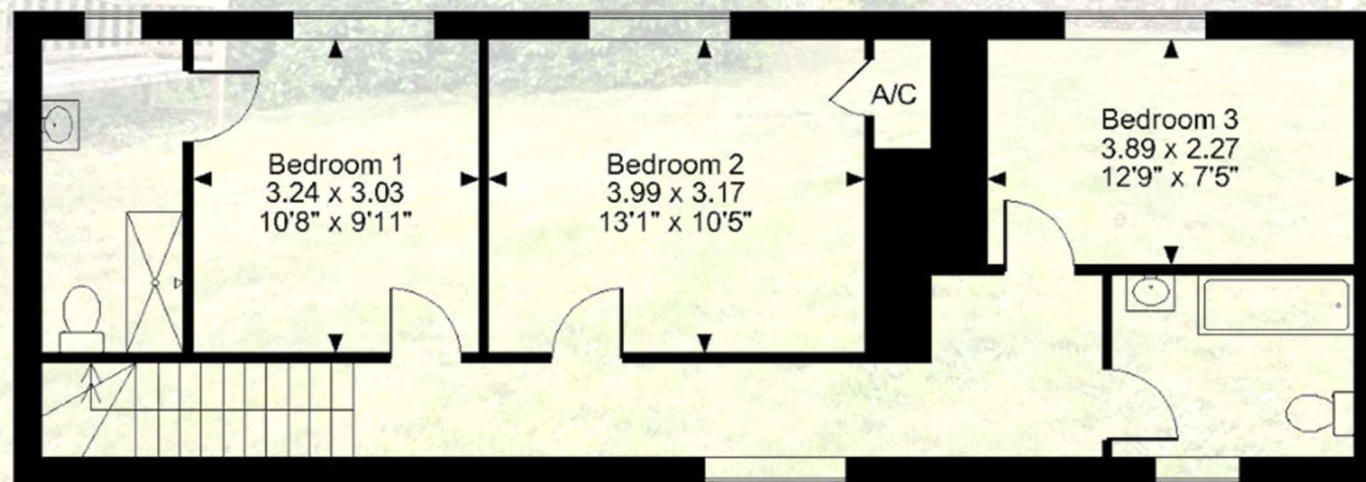
Main House = 1282 Sq Ft/119 Sq M

Garage = 324 Sq Ft/30 Sq M

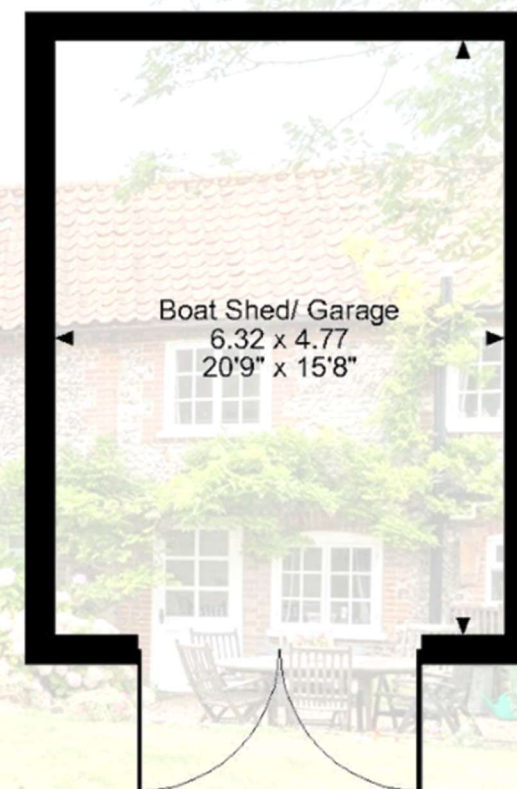
Total = 1606 Sq Ft/149 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

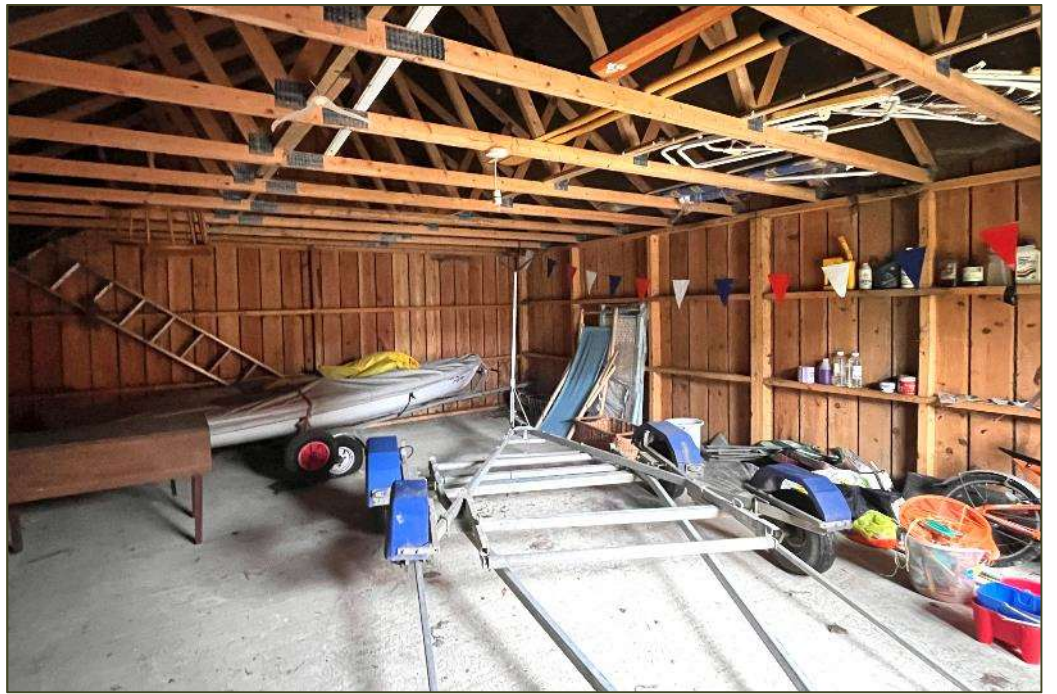
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FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk





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