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THE STORY OF

Barberi Cottage

Walsingham, Norfolk

SOWERBYS



THE STORY OF

Barberi Cottage

37a High Street, Walsingham
Norfolk, NR22 6BZ

Historic Property Close to the
Ancient Abbey Grounds

Period Features Throughout

Central Location on Walsingham's High Street

Two Car Parking Spaces

Generous Living Accommodation
with Flexible Layout

Courtyard Garden Offering Privacy and Serenity

Potential for Holiday Cottage or Beloved Home

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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Tucked away in the heart of England's most revered pilgrimage village, this period property on Walsingham's High Street offers a rare blend of historic charm and lifestyle potential. Formerly part of an old stable, the residence is imbued with a quiet serenity that echoes through its aged stone walls and charming interior.

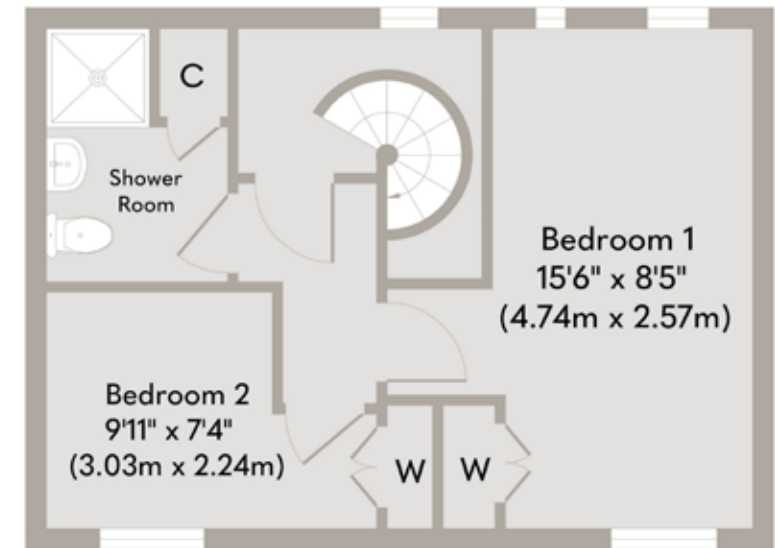
Dating back to the 17th century, with features suggesting even earlier origins, the property retains a wealth of original details, including an original part of the old stables, and a vintage multi fuel fireplace.

Beyond its spiritual connections, the home offers generous, characterful living spaces and flexible accommodation, ideal for those seeking a tranquil retreat, a home business (subject to permissions), or even a boutique pilgrimage guesthouse. Outside, a quaint courtyard provides a serene escape for contemplation, reading, or small gatherings.

Located just steps from the historic Shrine of Our Lady of Walsingham and the village's charming tea rooms, galleries, and footpaths, this property offers a truly unique lifestyle - where heritage, faith, and rural English charm meet.

There is parking for two cars, which is an incredibly rare find in Walsingham.





First Floor
Approximate Floor Area
342 sq. ft
(31.75 sq. m)



Ground Floor
Approximate Floor Area
326 sq. ft
(30.28 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Walsingham

QUAINT VILLAGE WITH SCENIC
VIEWS AND CHARMING COTTAGES

The pretty village of Walsingham attracts pilgrims, artists, birdwatchers and those seeking a slower pace of life.

The village has many fine period cottages, offers good local shopping including a vibrant farm shop, and has a popular restaurant, a good pub and a primary school. It is well known throughout the country as a religious centre, with pilgrimages to the Anglican Shrine and the Slipper Chapel at nearby Houghton St Giles.

Steeped in history, Walsingham was one of the most important pilgrimage sites in medieval Europe, often referred to as “England’s Nazareth”. The village retains much of its historic charm, with narrow streets, traditional flint cottages, and a tranquil atmosphere. The ruins of Walsingham Abbey and its beautiful grounds, home to a spectacular display of snowdrops in early spring, offer a peaceful place for reflection and walking.

Walsingham is also home to a number of independent shops, tea rooms, and galleries, adding to its appeal for visitors and residents alike. The Wells & Walsingham Light Railway, a narrow-gauge heritage line, links the village with the seaside town of Wells-next-the-Sea, providing a scenic and nostalgic journey through the countryside. Surrounded by open fields and just a short drive from the stunning North Norfolk coast, Walsingham combines cultural significance with natural beauty, making it a truly special place to live or visit.



Note from Sowerbys



“This property offers a truly unique lifestyle in a place where heritage, faith, and rural English charm meet.”



SERVICES CONNECTED

Mains electricity, water and drainage. Electric central heating and multi fuel store.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref: 0370-2885-2550-2195-7021

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///dialects.snatched.pedicure

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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