

SOWERBYS

Norfolk Property Specialists



1 The Old Chapel

Scarborough Road, Walsingham, Norfolk, NR22 6DF

Guide Price £595,000



Viewing by appointment with our
Wells-next-the-Sea Office 01328 711711 or wells@sowerbys.com



1 THE OLD CHAPEL

Sowerbys are delighted to offer the beautiful Grade II Listed 'Old Chapel' for sale. Located within the prestigious grounds of The Old Vicarage, this very individual unit was converted 13 years ago to provide an exquisite low rise property, beautifully mixing stunning period features with contemporary living and high quality fittings. Set amidst communal grounds extending to some two and a half acres (STMS), comprising a Victorian walled garden and woodland, you are encouraged to view internally to avoid disappointment.

There are a choice of three entrances to the property; one that takes you via a canopy porch into the contemporary kitchen: a sociable hub, fitted with high specification, gloss finish units, integrated appliances that include a 'Barista' style coffee machine, and a central island. There is space for refectory style dining suite and room to relax as well. The second entrance is to the side and brings you into the reception hall area, and the third is via french doors into the dining area.

The sitting room is a particular feature, being the original Old Chapel and very similar to the chapel in the Shrine grounds. It is a wonderful example of how the property's period features have been combined with a high quality contemporary finish: the octagonal room features a dome with inset LED lighting to the ceiling and a stunning lantern roof, as well as a series of long bespoke windows which our vendor has had all carefully replaced in more recent years.

The property has three bedrooms and three bathrooms, which are located in The Old Dairy. Two of the bedrooms benefit from an en-suite, with the third bedroom served by a family bathroom. All of the bedrooms and bathroom are accessed via the spacious reception hall.

The outside space includes beautiful garden areas to the front and side and an inner paved courtyard terrace. The gardens have been prettily landscaped by our vendor and now provide mature, well stocked borders and lawned areas. Storage is provided and there are two designated parking spaces. Walsingham, a famous pilgrimage medieval village is situated five miles from Wells-next-the-Sea on the north Norfolk coast. It has a farm shop, two pubs, a restaurant and various small shops. 'The Old Chapel' has provided a stunning second home for our vendor, but it could also make a wonderful holiday cottage retreat or indeed a main residence.



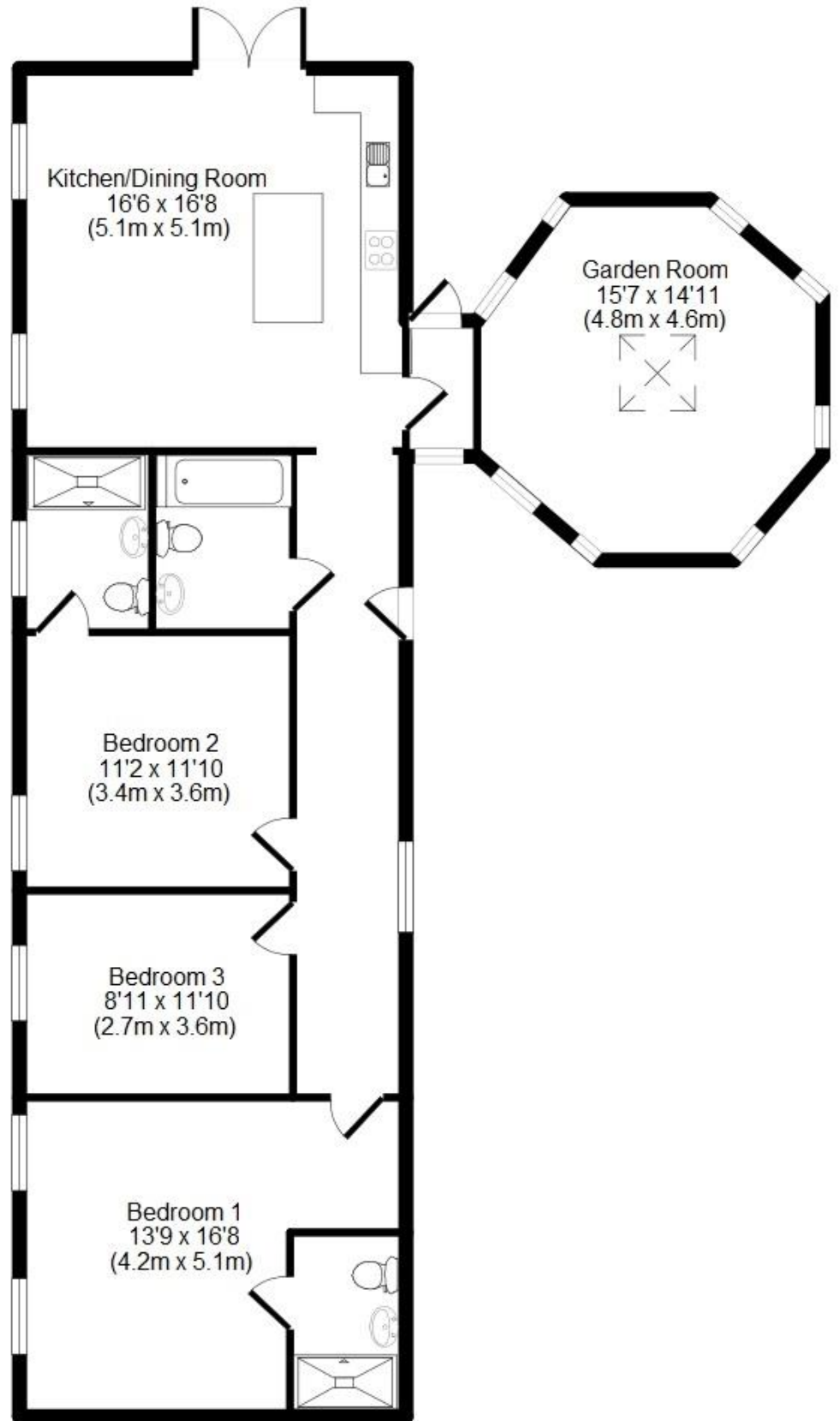
KEY FEATURES

- Beautiful Conversion of Former Old Vicarage
- Popular Location
- High Specification Finish
- Spacious Kitchen/Family Room
- Stunning Octagonal Sitting Room
- Three Bedrooms and Three Bathrooms, Two En-Suite
- Two Designated Parking Spaces
- Well Stocked Private Gardens
- Communal Gardens Including Lawns and Woodland
- Chain Free









APPROX GROSS INTERNAL FLOOR AREA: 1187 sq. ft / 110 sq. m

WALSINGHAM

The pretty village of Walsingham is situated 5 miles from the coast at Wells-next-the-Sea, and attracts pilgrims, artists, birdwatchers and those seeking a slower pace of life. The famous medieval pilgrimage village has many fine period cottages, offers good local shopping including a vibrant farm shop, and has a popular restaurant, two pubs and a primary school. It is well known throughout the country as a religious centre with pilgrimages to the Anglian Shrine and Slipper Chapel at nearby Houghton St Giles.

SERVICES CONNECTED

Mains electricity and water.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

Viewing by appointment with our Wells-next-the-Sea Office:
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