



THE STORY OF

# Tudor Cottage

*Walsingham, Norfolk*

SOWERBYS





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# Tudor Cottage

Hindringham Road, Walsingham, Norfolk  
NR22 6DR

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Beautifully Renovated Brick  
and Flint, Period Cottage

Restored Character and  
Modernised Accommodation

Sociable Kitchen/Family Room

Cosy Sitting Room

Three Bedrooms

En-Suite and Family Bathroom

Generous Sized, Pretty, Part-Walled Garden

Off-Road Parking

Close to the Well-Amenitised  
Village of Little Walsingham

No Upward Chain

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**SOWERBYS WELLS-NEXT-THE-SEA OFFICE**

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Travelling through the North Norfolk countryside into the village of Great Walsingham, what was formerly ‘The Foundry’ is where Tudor Cottage can be found, a substantial, period brick and flint cottage, nestled into its generous plot.

There is much history attached to the location and the property has off-road parking to its rear aspect, via the shared drive entrance to The Foundry Yard.

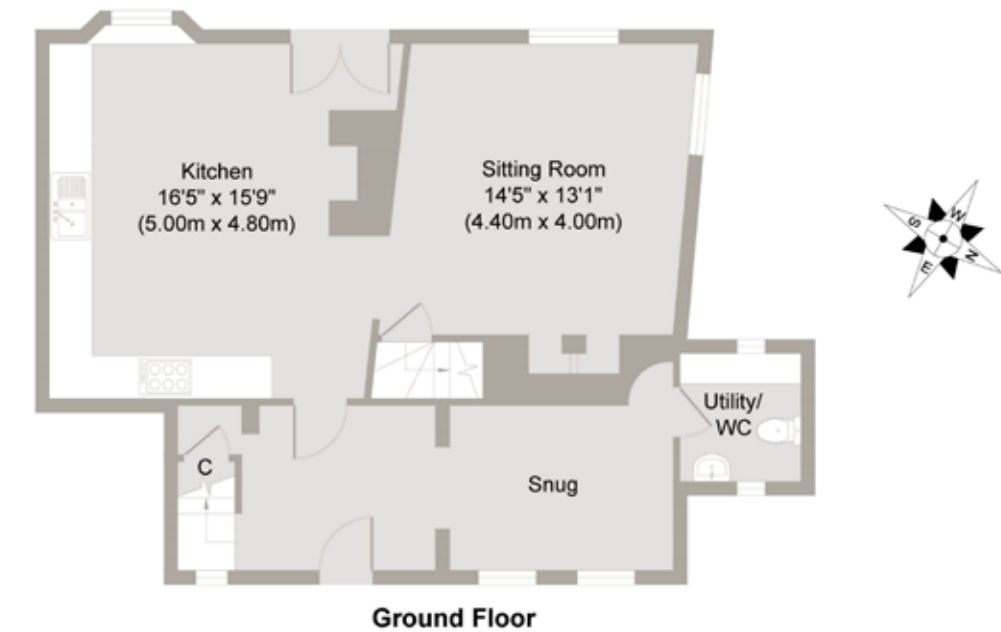
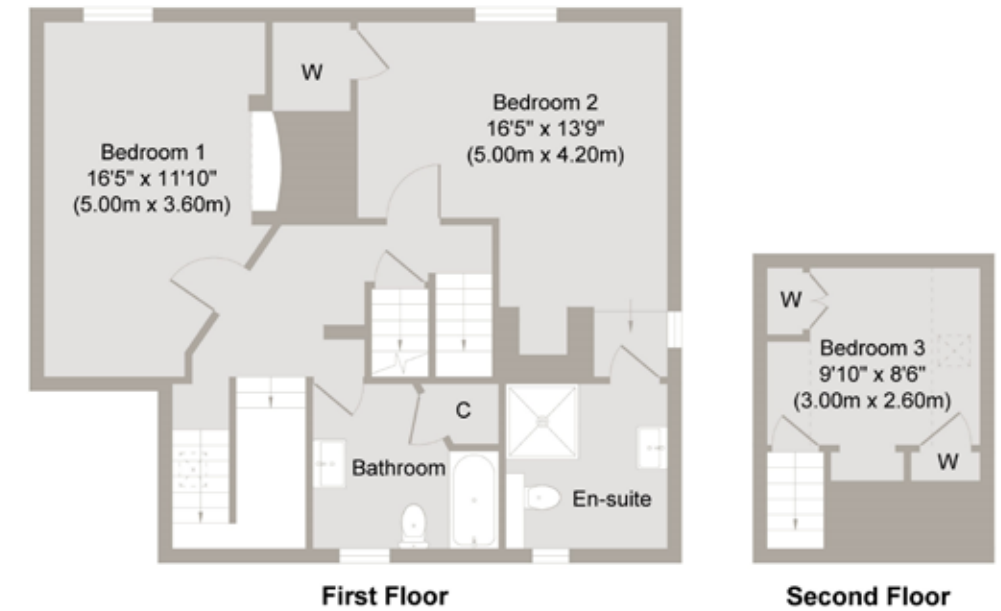
The property has been in its current ownership for over twenty years. It was painstakingly renovated to include some beautiful features, recreating a Tudor theme, and the property has been cherished for family holidays. The walled garden is generous, with the sellers having bought extra land, and having created a beautiful, private space much loved by children and dogs, to run safely and freely, and by adults, who, while taking the time to sit and relax, might perhaps be acknowledged by some passing walkers, over the garden wall.

The kitchen, which has been delightfully modernised, provides sociable space around the refectory style table. The reception space is, likewise, sociably sized and you can imagine cosying up in the chillier climate.

The three bedrooms over two floors are complemented by high specification sanitaryware to both the family bathroom and en-suite to the principal bedroom. The third bedroom, to the second floor, is particularly pretty with its exposed timbered, vaulted ceiling.

Over the years our vendors have loved the access to the North Norfolk beaches and the proximity to the city of Norwich. As a family they are spending less time visiting, which means it's time for a new custodian to enjoy the delights of this refined, peaceful and quiet property and location.





**Ground Floor Approximate Floor Area 701 sq. ft. (65.17 sq. m)**  
**First Floor Approximate Floor Area 655 sq. ft. (60.86 sq. m)**  
**Second Floor Approximate Floor Area 128 sq. ft. (11.88 sq. m)**  
**Approx. Gross Internal Floor Area 1,484 sq. ft. (137.91 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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Enclosed and peaceful,  
the garden moves with  
the sunshine...





# Walsingham

AN HISTORIC AND CULTURAL HAVEN  
WITH TIMELESS NORFOLK CHARM

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 Anglian Shrine and Slipper Chapel at nearby Houghton St Giles.

Nearby is wonderful Wells! With its sandy beach and pretty candy-striped huts, it's easy to understand why this sleepy coastal town is a Mecca for day trippers and holiday makers, but there are plenty of reasons to make Wells-next-the-Sea your permanent home and explore this sweet spot forever. There are plenty of ways to explore the waterways that surround the area. For a nautical adventure, jump aboard one of the Coastal Exploration Company's traditional wooden sailing boats and adventure hidden creeks, marshes and open sea. Or test your balance with a stand-up paddle boarding session with Barefoot SUP.

The lanes behind the harbour and surrounding the town have plenty of tucked-away fishermen's cottages which are highly sought after, as are apartments with sea views in the converted buildings overlooking the harbour. Head out of the town centre to discover plenty of spacious, grand houses along with fantastic new-build developments which are ideal for young families and downsizers alike. With a bustling community, the town is well-served with a primary and secondary schools, plus a GP surgery and library.



## Note from the Vendor



“A refined,  
peaceful and quiet  
home...”



## SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

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

## TENURE

Freehold.

## LOCATION

What3words: ///hoot.certainly.embedded

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

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to these Norfolk charities every time we sell a home

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Journey*

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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