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THE STORY OF  
**11 High Street**  
*Walsingham, Norfolk*

SOWERBYS





THE STORY OF

# 11 High Street

Walsingham, Norfolk  
NR22 6BY

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Beautifully Presented Period Cottage

Grade Two Listed

Single Storey Extension Providing  
Kitchen/Breakfast Room

Two Reception Rooms

Ground Floor Shower Room

First Floor Bathroom

Two Bedrooms

Ideally Located on the High Street

Courtyard

Chain Free

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SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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A delightful cottage, 11 High Street is situated in the historic village of Walsingham, offering easy access to the beautiful North Norfolk coast. The property has served as a much-loved second home for our vendor for the past 10 years.

Benefiting from access via both the High Street and Friday Market Place, the cottage is just a short stroll from all the village amenities – whether you're soaking up the charm of its rich history, enjoying the local eateries and shops, or simply relaxing in the courtyard while the sun shines.

Originally built in 1615, the cottage is Grade II listed and was extended by a previous owner to include a contemporary kitchen/breakfast room. This room enjoys views of the courtyard through its French doors and offers a sociable space for dining. The two reception rooms face the high street and provide a cosy, snug atmosphere, where modern soft furnishings sit comfortably alongside retained period features.

Not much changes in the village – and that's part of its enduring appeal. Our vendor has especially enjoyed the nearby pub, which is within walking distance. It is with sadness that it's now time to find a new custodian to enjoy what they describe as a wonderful, peaceful and quaint cottage haven. The property is offered for sale with no upward chain.

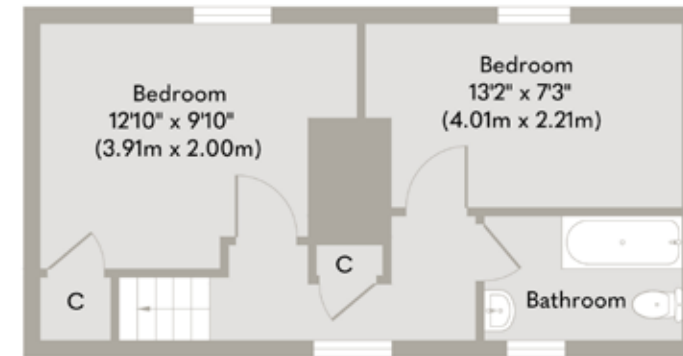




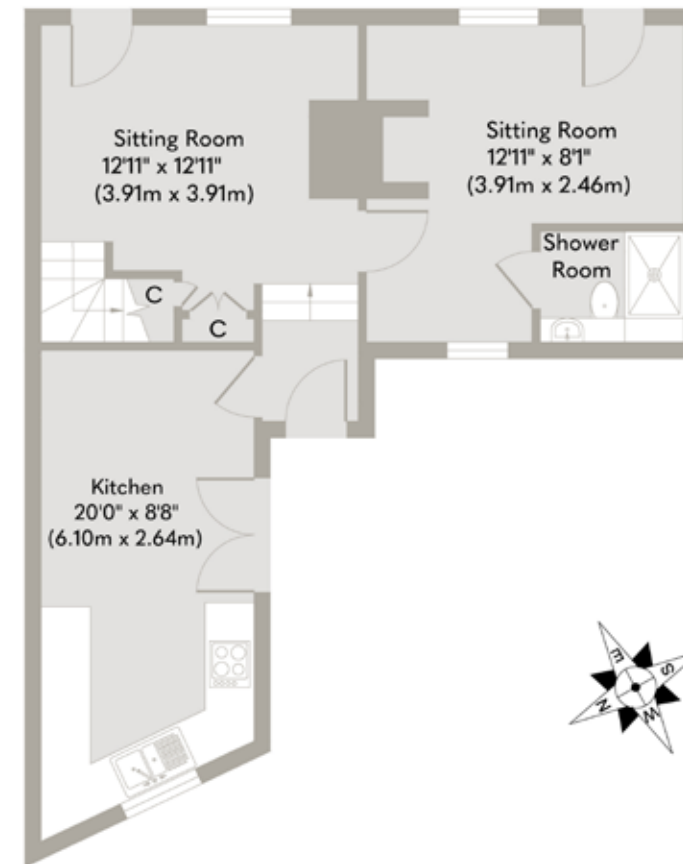
A peaceful haven where history, character and comfort come together - this cottage is as timeless as the village it sits in.







**First Floor**  
Approximate Floor Area  
338 sq. ft  
(31.39 sq. m)



**Ground Floor**  
Approximate Floor Area  
510 sq. ft  
(47.40 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, high end wine shop and bar , 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



“Let mornings begin slowly, with sunlight pouring through the French doors and a view of the courtyard which never gets old.”



## SERVICES CONNECTED

Mains water, electricity, and drainage.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

G. REF:- 0528-3024-5207-5687-4200

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: ///congested.roses.wooden

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.  
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