



Spring Lane.
Walsingham

SOWERBYS

Affording extensive space for entertaining, including a versatile formal sitting room, a loggia terrace alongside a gorgeous walled garden, and several other reception rooms and inviting external areas.

The country-style fitted kitchen features a wealth of both cupboard and worktop units in addition to a central island, perfect for those looking to display their culinary skills. Offered with a four-oven AGA, alongside an integral dishwasher, the kitchen has designated space for all traditional white goods.

Separate from the kitchen, the old laundry room has been transformed into a scullery, with original features such as the stone sink and brick flooring. Completing the ground floor accommodation is a cloakroom with wash basin & WC.

A staircase from the grand hallway leads prospective tenants to the first-floor bedroom and bathroom accommodation. The primary bedroom is an extensive double room which enjoys a picturesque countryside aspect and benefits from the luxury of an en-suite comprising a free-standing bath tub, wash basin and WC. Another four double bedrooms can be found on the first floor, all of which provide versatile dimensions for all traditional furnishings. Complementing the bedrooms are two further bathroom suites.

Stairs from the first-floor landing lead to the second floor, which is home to a studio area, with a large reception area showcasing pitched ceilings revealing original beams providing access to two generous bedrooms at either end. A further three bedrooms and two bathrooms, all of good size with dormer windows and far-reaching views, make this a perfect, nearly self-contained space, ideal for generational living.

The property is reached by a signposted private road leading to a five-bar gate to the grounds of the house. A winding drive follows through to a second gate leading to the stunning Courtyard, which can accommodate up to eight cars. The surrounding gardens feature multiple lawned areas, a wealth of mature shrubbery encouraging wildlife and brick structure outhouses, ideal for storage requirements.

WALSINGHAM

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.

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.

AGENTS NOTE

Unfurnished

Available now.

Oil central heating.

Pets by negotiation.

12 month initial tenancy.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words: [///natural.nets.stiffly](https://www.what3words.com/#!/en/0984-0984-0984/natural.nets.stiffly)



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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