



A BEAUTIFULLY-PRESENTED PERIOD COTTAGE WITH A GARDEN AND OFF-ROAD PARKING

Three Tuns, Scarborough Road, Great Walsingham, Norfolk NR22 6AB

bedfords.co.uk

Bedfords

ESTABLISHED 1966

Three Tuns
Scarborough Road
Great Walsingham
Norfolk
NR22 6AB

*AN END-TERRACED COLOUR-WASHED BRICK & FLINT COTTAGE IN A TRANQUIL
VILLAGE SETTING JUST 5 MILES FROM WELLS-NEXT-THE-SEA*

Guide Price: £440,000 (28.03.24)
Freehold BUR2400427

- An 18th Century cottage, believed to have been a Public House
- Entrance Hall
- Sitting / Dining Room with oak flooring
- Fitted Kitchen with appliances
- Ground floor Bedroom with En Suite Shower Room
- First Floor Bedroom and Bathroom
- Large Landing or Occasional Bedroom 3
- Ample Off-Road Parking
- Garage sub-divided to create two store rooms
- Enclosed Part-Walled Garden facing West
- Currently operating as a furnished holiday let





GREAT WALSINGHAM or Old Walsingham as it was once known locally, is a sought-after village just one mile to the east of Little Walsingham and 5 miles inland from the North Norfolk coast at Wells-Next-The-Sea. The village has been the winner of the Best Kept Village Award in Norfolk on 3 occasions and lies within an Area of Outstanding Natural Beauty. Great Walsingham Barns offers a small range of shops including a gallery, picture framer and popular café whilst Little Walsingham provides a larger number including Walsingham Farm Shop, a village store, a hotel and a public house. There is also a primary school and a Doctors' surgery.

The market town of Fakenham is about 6 miles and Holt, the home of Gresham's Public School, is about 11 miles. A regular bus service runs to Fakenham and Wells-Next-The-Sea.

The surrounding area is predominantly rural with the landed estates of Walsingham surrounding the village itself and Holkham nearby. The pocket of countryside that lies around Walsingham is some of north Norfolk's most picturesque.

Three Tuns lies within a designated Conservation Area.

HEATING: Oil-fired central heating.

COUNCIL TAX: Presently business rated, previously Band C

SERVICES: Mains electricity, water and drainage.

BROADBAND: Ofcom indicate that Ultrafast Fibre Broadband is available to the property.

MOBILE COVERAGE: Ofcom indicate that EE, O2, Three and Vodafone are likely to provide voice and data outside the property and that EE, O2 and Vodafone are all likely to provide voice and data inside the property.









ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. However, the fittings, furniture and chattels are surplus to the sellers' requirements and are all available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk







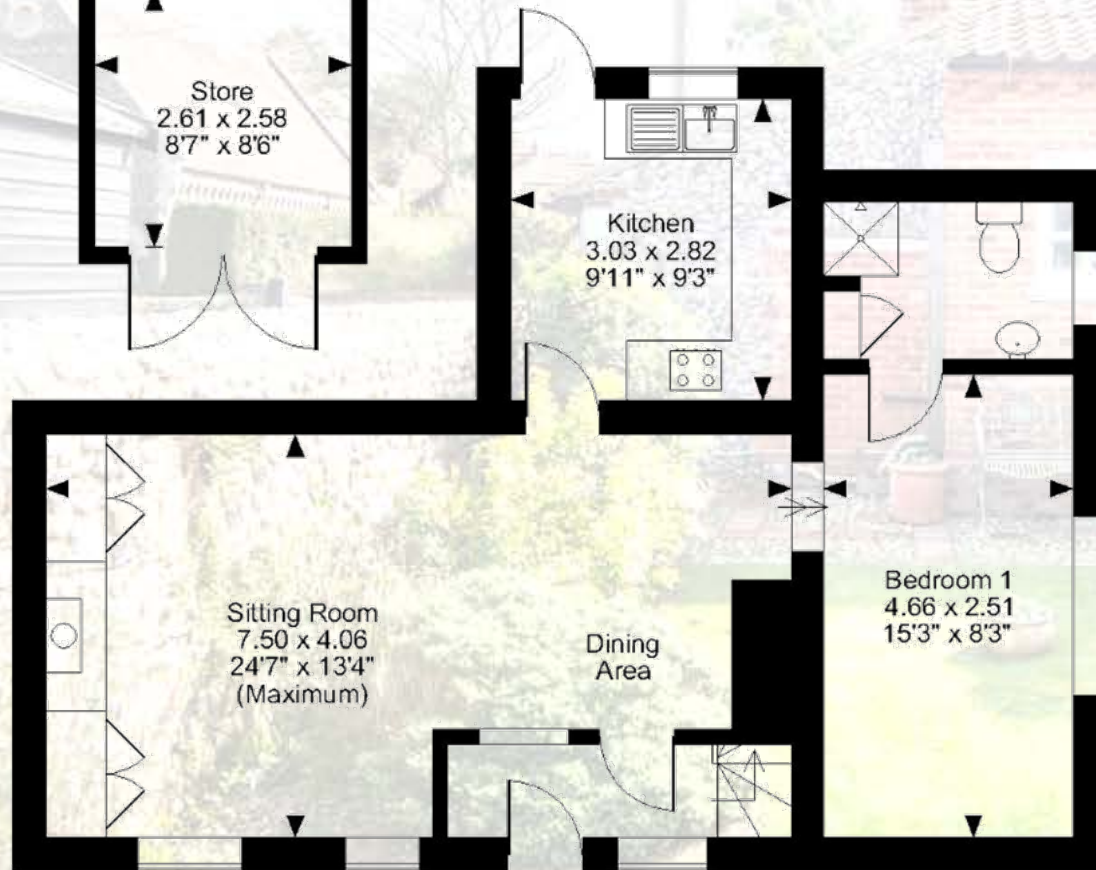
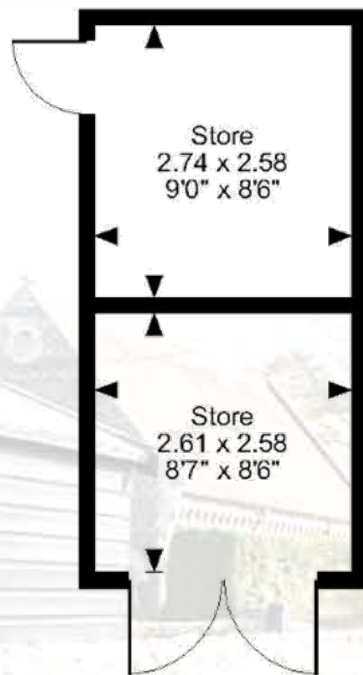
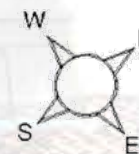
Three Tuns, Scarborough Road, Walsingham, Norfolk

Approximate Gross Internal Area

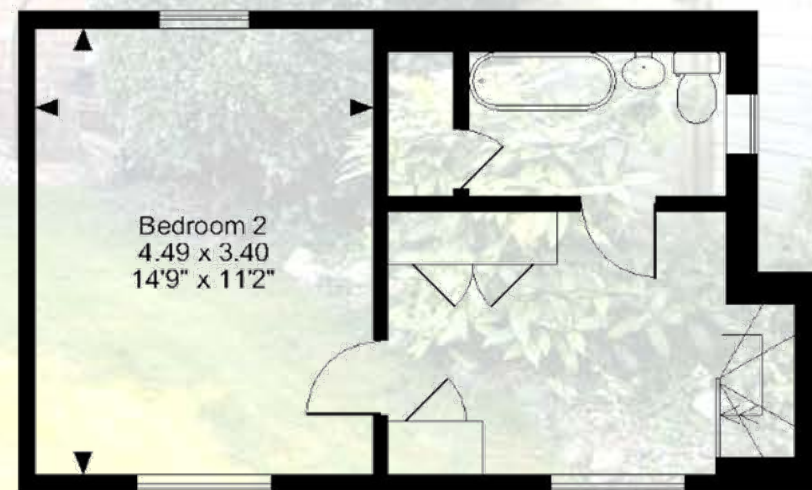
Main House = 955 Sq Ft/89 Sq M

Stores = 153 Sq Ft/14 Sq M

Total = 1108 Sq Ft/103 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8589506/DAK





Bedfords

ESTABLISHED 1966

The Bower House, 25 Market Place, Burnham Market, Norfolk PE31 8HF | BEDFORDS.CO.UK