



## Postgate Cottage Station Road, Walsingham

Guide Price £325,000



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Walsingham, Walsingham

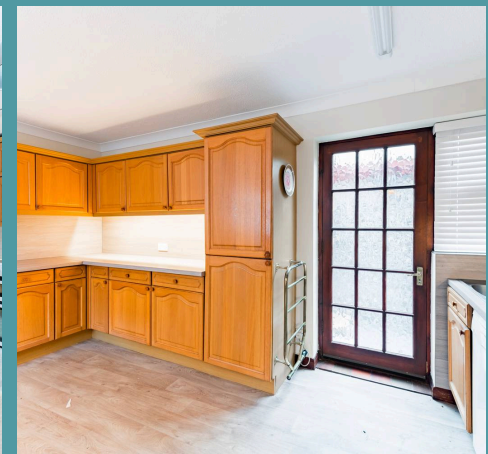
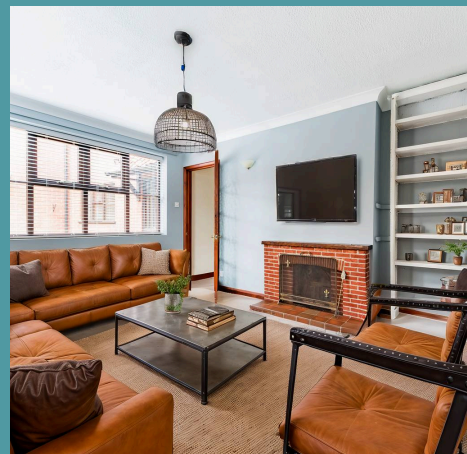
Guide Price £325,000 - £350,000. Set within walking distance of the bustling village centre of Walsingham, this charming brick and flint terraced house is perfectly positioned, renowned for its historic shrines and churches. Offering delightful views over the vibrant Friday Market Place from both the lounge and master bedroom, this property captures the essence of village life. While the home retains much of its original character, it has been updated with modern touches, providing a comfortable, move-in ready setting with the potential for further customisation based on personal preference.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F







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### The Location

In the historic village of Walsingham, renowned for its pilgrimage sites, including the Shrine of Our Lady of Walsingham and the ruins of Walsingham Priory. The village features a variety of independent shops, a farm shop, traditional pubs, and cosy tea rooms, all within walking distance.

For those who enjoy exploring the outdoors, Walsingham is surrounded by scenic countryside and is just a short drive from the beautiful North Norfolk coastline, including Wells-next-the-Sea and Holkham Beach. The area also benefits from a charming heritage railway connecting Walsingham to nearby Wells, making it a delightful destination with excellent local amenities and transport links.

### Station Road

The ground floor is generously laid out, starting with an inviting hallway that leads to various key rooms, including the spacious kitchen, a

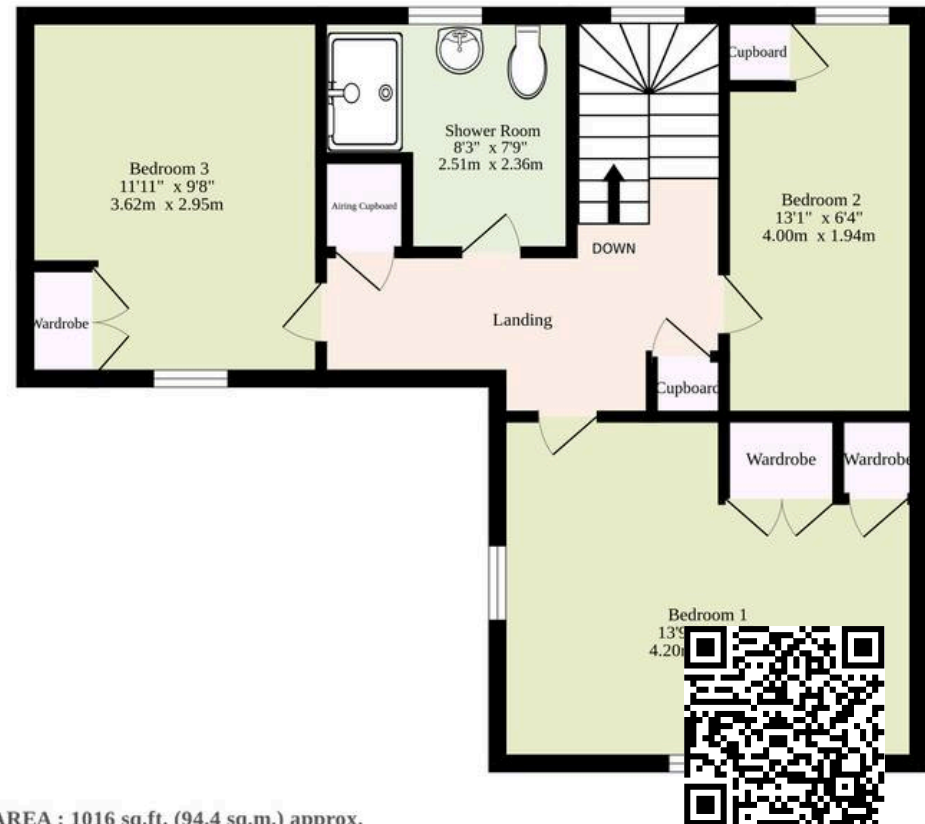




**Ground Floor**  
553 sq.ft. (51.4 sq.m.) approx.



**1st Floor**  
463 sq.ft. (43.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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