



THE STABLES

HINDRINGHAM ROAD, WALSINGHAM, NORFOLK, NR22 6DR

EPC: D

JACKSON-STOPS 



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TOTAL APPROX. INTERNAL FLOOR AREA 603 SQ. FT.

IMMACULATE TWO-BEDROOM SINGLE-STOREY COTTAGE, IDEAL AS A SECOND HOME OR INVESTMENT, CURRENTLY A SUPER - SUCCESSFUL HOLIDAY LET (GROSSING AN INCOME ON AVERAGE OF £25,000 PER ANNUM SINCE 2023). OFF-ROAD PARKING FOR TWO CARS ON A QUIET ROAD AT THE EDGE OF GREAT WALSINGHAM, ONE MILE FROM LITTLE WALSINGHAM AND FIVE MILES FROM THE NORTH NORFOLK COAST.



GROUND FLOOR

- Entrance hall
- 2 Double bedrooms
- Open plan Kitchen/dinner/living room
- Bathroom with underfloor heating

OUTSIDE

- Private parking for 2 cars
- Terrace

ADDITIONAL FEATURES

Utilities

- Water supply: mains
- Electricity: mains
- Oil: private supply
- LPG: no
- Heating: Boiler – Hive thermostat with remote access.
- Drainage: mains
- Broadband connection: FTTC
- Parking: Off road
- EV charge point: no
- Roof space with ample storage

Rights and Restrictions

- Private rights of way: Yes
- Public rights of way: No
- Listed Property: No
- Restrictions: Yes
- Easements: Yes
- Conservation area: Yes

Risks

- Flooded in last 5 years: No
- Flood defences: No
- Source of flood: N/A

TENURE - Freehold

LOCAL AUTHORITY - North Norfolk District Council

EPC RATING - D

DESCRIPTION

Forming part of an exclusive development of four self-contained properties, The Stables has operated a super-successful holiday let since its high-quality renovation in 2019. Arranged entirely on one level, this thoughtfully designed home provides an ideal North Norfolk retreat.

The property is entered via a light and welcoming entrance hall, with attractive wooden flooring flowing throughout. To the left are two well-proportioned double bedrooms, each benefiting from built-in storage. The well-appointed bathroom features a tiled shower, underfloor heating, and a vanity unit with integrated storage.

To the right of the hall lies a bright and spacious open-plan living area with dual-aspect windows. The fitted kitchen is presented in a classic shaker style and offers a comprehensive range of units, integrated appliances, including a washer/dryer, slimline dishwasher, fridge/freezer, electric cooker, and extractor hood and a breakfast bar. The adjoining sitting area provides a comfortable and inviting space, perfect for relaxing after a day exploring the surrounding countryside and coastline.

OUTSIDE

Private parking for 2 cars.

South facing terrace, with room for outside dining. There is also a fenced area for bins and the oil tank

SITUATION

Great Walsingham is a charming and historic North Norfolk village, renowned for its picturesque setting and strong sense of heritage. Closely linked with neighbouring Little Walsingham, famous for its historic shrine and pilgrimage routes, the area offers a unique blend of tranquillity and cultural interest. Surrounded by beautiful countryside, it lies just a short drive from the stunning North Norfolk Coast, with its





This sought-after location is ideal for those seeking a peaceful rural lifestyle with easy access to some of Norfolk's most attractive destinations.

- Little Walsingham 1 mile
- Wells next the Sea 5.5 miles
- Fakenham 6 miles
- King's Lynn 25 miles (mainline trains to London Kings Cross)
- Norwich 28 miles (international airport and trains to London Liverpool St)

We highly recommend the use of the [what3words website/app](https://www.what3words.com/). This allows the user to locate an exact point on the ground (within a 3-metre square) by simply using three words.

Shoulders.cobble.latest



1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

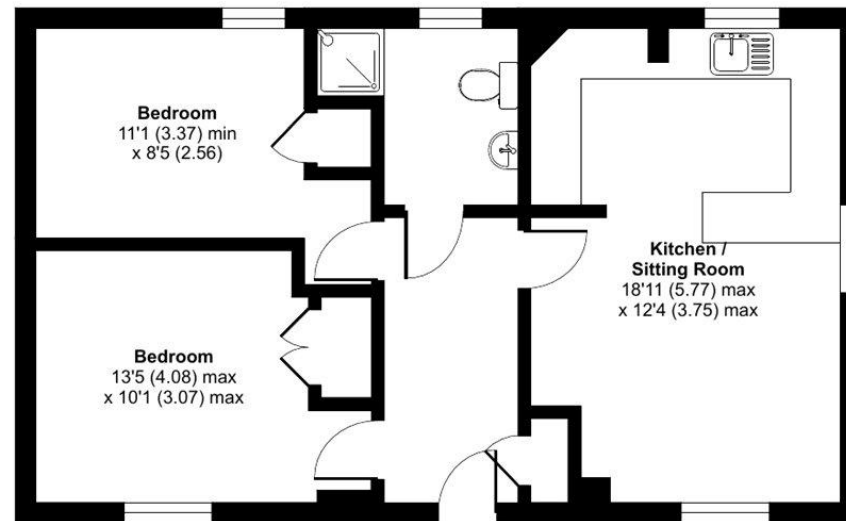
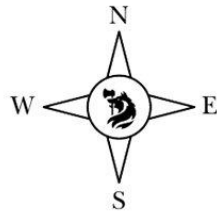




The Stables, Hindringham Road, Walsingham, NR22

Approximate Area = 603 sq ft / 56 sq m

For identification only - Not to scale



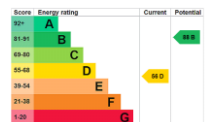
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2026. Produced for Jackson-Stops. REF: 1436338



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