



THE STORY OF

# 1 Westgate Barn

*Binham, Norfolk*

SOWERBYS





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# 1 Westgate Barn

Warham Road, Binham,  
NR21 0DQ

Beautifully Converted, Grade II Listed Barn

Delightfully Presented

Combination of Character and Contemporary

Kitchen/Breakfast Room

Study/Bedroom Four to Ground Floor

Three Bedrooms to First Floor

En-Suite and Family Bathroom

Beams, Exposed Timbers and Flint Wall

Double Detached Garage

Superb Open Views

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“A charming home in a serene location.”

Cooking and entertaining are a part of life at 1 Westgate Barn. Over time, family and friends have enjoyed the warm hospitality of this impressive home.

Originally part of the Westgate Farm, the barn has been converted, combining original character, displayed by the interior flint wall, and contemporary

design, ensuring modern day needs are catered for.

Situated in an elevated position, behind secure entry timber gates, 1 Westgate Barn sits serenely within its plot, overlooking stunning, open field views to its front aspect, to be admired from the kitchen sink as the seasons change.







The property is beautifully presented and space has been considered throughout. The reception hall is both light and airy, made cosy in the evenings by closing the stunning plantation shutters.

Informal dining and sitting around the island in the split level kitchen, makes for the chefs to be entertained by their guests, whilst preparing their delights.

There is a relaxed atmosphere in this home, albeit more formal dining can be achieved in the charming dining room, with its hand-painted, artisanal wallpaper and bespoke bookcase.

“This is a home for entertaining.”

The open-plan sitting room is another space to get cosy by the wood-burning stove, set on its traditional pamment tiled hearth. The oak floors, staircase, beams and exposed timbers are all part of the charm of 1 Westgate Barn.

The flexibility of the property comes into its own, with a study/bedroom four on the ground floor, which includes independent access to the garden.







Upstairs, for those buyers looking to create a further reception space, the landing is an ideal place to congregate or simply to use as a study, as our vendor chooses to do.

The bedrooms boast vaulted ceilings, allowing a feeling of even more space, and are served by the four piece family bathroom, whilst the principal bedroom enjoys an en-suite.





The garden and grounds have been meticulously designed for ease of maintenance and incorporate a sweeping gravel drive, with ample parking, leading to the double detached garage.

There is a wonderful sense of community within the village, which our vendors have enjoyed alongside all of its amenities.

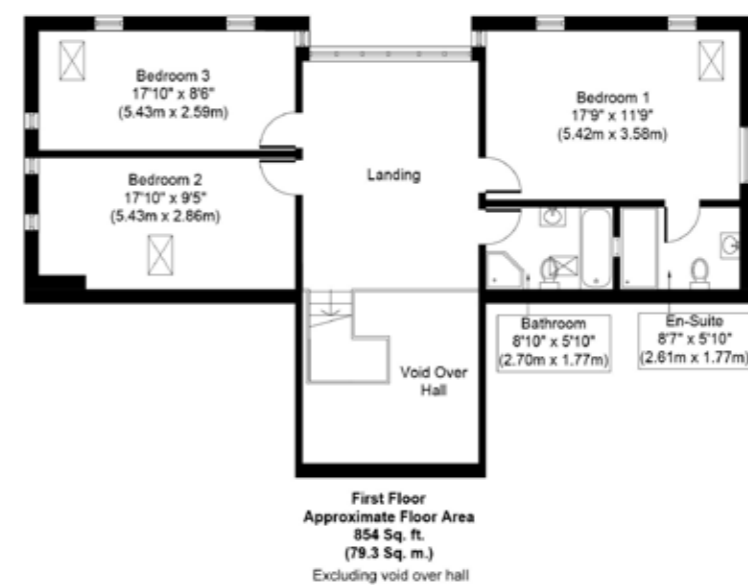
From its farmyard beginning to its delightfully converted practical space, this property is looking for a new custodian to write the next chapter...







“The garden, space and versatility are all wonderful features of this home.”



SOWERBYS — a new home is just the beginning

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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ALL THE REASONS



# Binham

IN NORFOLK  
IS THE PLACE TO CALL HOME



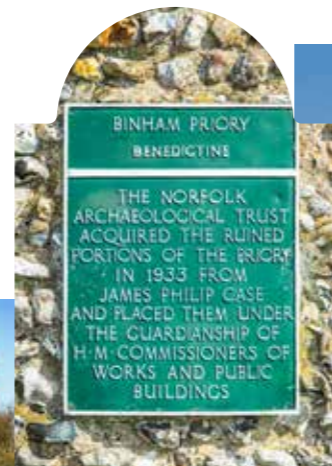
Binham is a typical Norfolk village, ideal as a base for exploring the north Norfolk Coast. It has the magnificent late 11th century Benedictine

Priory, which was one of the first religious institutions established in Norfolk. Partially ruined by Henry VIII during the Reformation, the Priory is among the most complete and impressive ruins in Norfolk. The nave of the church, with its beautiful 13th century west front, was repaired and is now the parish church. The site is thought to have its own ghost, The Black-Hooded Monk.

With a large playing field, including a football pitch and a children's play area with climbing frames, swings and a zip wire, Binham Village Memorial Hall is located in the heart of the village and is available to hire for private functions.

Binham is home to many charming brick and flint cottages, Howells Super Store corner shop, a cosy pub, The Chequers Inn, and The Parlour café and tea room, which is next door to The Little Dairy Shop, an ever-popular 'self-service' farm shop.

Just over five miles away is Wells-next-the-Sea, with its sandy beach and pretty candy-striped huts, it's easy to understand why this sleepy coastal town is a haven for day trippers and holiday makers. 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 paddleboarding session with Barefoot SUP. With a bustling community, the town is well-serviced with a primary and secondary schools, plus a GP surgery and library.



Note from Sowerbys



Wells-next-the-Sea

“Wells-next-the-Sea is only a short drive away and is a wonderful place for a day out, especially for a stroll with the dogs.”

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### SERVICES CONNECTED

Mains water, electricity and drainage. Underfloor heating to ground floor, radiators to first floor - via oil fired central heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

F. Ref:- 9134-3901-1209-0430-5200

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: ///wiring.decisions.stilted

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