



THE STORY OF

# 14 Buttlands Close

*Binham, Norfolk*

SOWERBYS

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# 14 Buttlands Close

Binham, Norfolk  
NR21 0DR



- Three Bedroom Barn Conversion
- Located in an Established Complex
- Sharing Communal Garden Space
- Open Plan Living Space
- Shower Room and Family Bathroom
- Character Features Throughout
- Fabulous Views
- Open Cart-Shed Parking
- Close to North Norfolk Coast
- No Onward Chain



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“A haven of peace with fabulous views of nature.”

Meandering through the north Norfolk Landscape and into the popular village of Binham, Buttlands Close is beautifully situated within the countryside and close to the ancient ruins of The Priory.

As a former ‘crew yard’ for cows and horses, the barns were converted in the 1970s. They now provide sanctuary and serenity for many of their owners and holidaymakers.

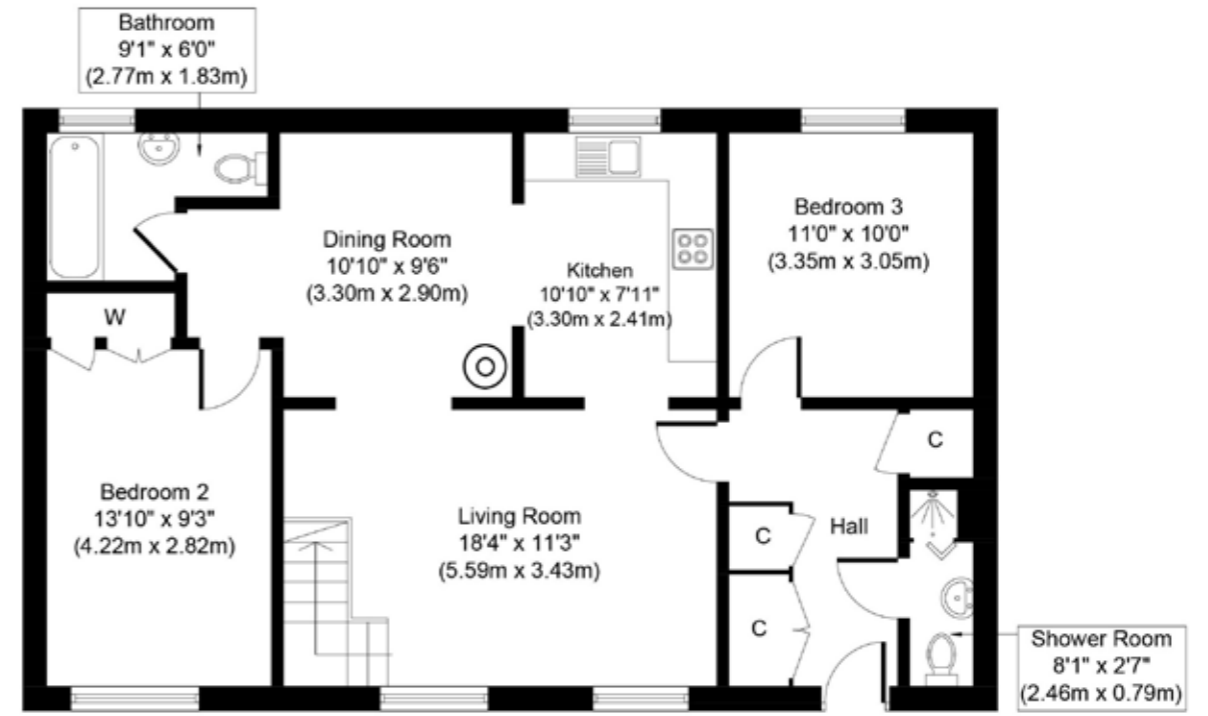
Our vendors particularly enjoy time spent with family, and the open-plan living space allows everyone to be a part of the conversation. The view from the kitchen window is a particular favourite when the cows are grazing in the field, or the owls are flying low over the meadow, or the hunt is out on the top field, there is always something to enjoy.



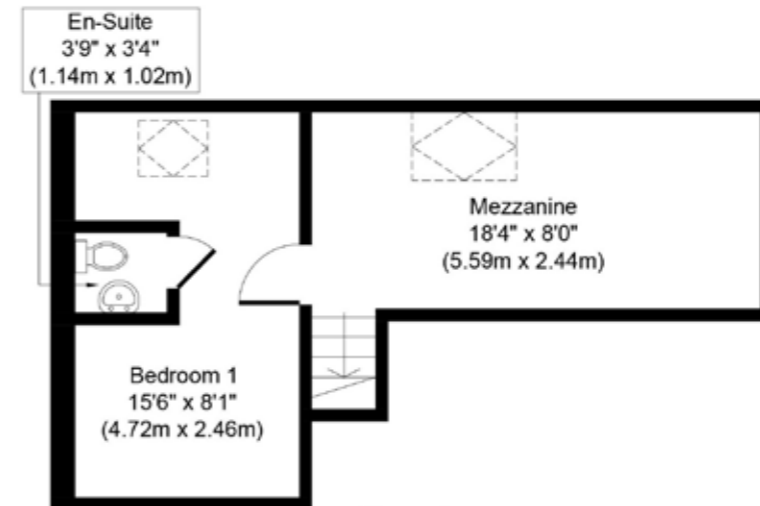
The village is a hub of activity, with events going on all the time, often organised by the local community, who are lovely people. The well-amenitized village, with its 'treasure trove' village shop offering the opportunity to have a chat and the Priory just a few steps away, beckons for a relaxing stroll. Further afield the dog walks are just amazing. Alongside the 'self service' farm shop, a new restaurant has opened, serving breakfast through to teatime!

This property provides a peaceful haven, close to Wells-next-the-Sea for lovers of the coast and now its time to for a new custodian to enjoy and share all that is on offer.





**Ground Floor**  
Approximate Floor Area  
858 Sq. ft.  
(79.7 Sq. m.)



**Mezzanine**  
Approximate Floor Area  
309 Sq. ft.  
(28.7 Sq. m.)



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.

ALL THE REASONS



# Binham

IN NORFOLK  
IS THE PLACE TO CALL HOME



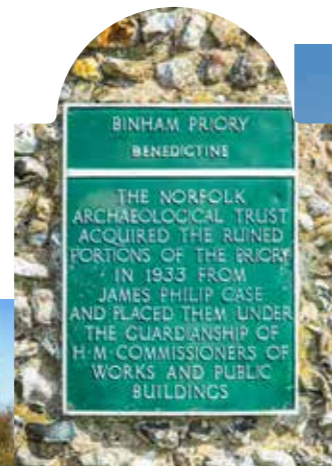
Binham is a typical Norfolk village, ideal as a base for exploring the north Norfolk Coast. It has the magnificent late 11th century Benedictine

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 the Vendor



Binham Priory

“With the Priory a few steps away, the Ruins always make for a good relaxing stroll.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric night storage heaters.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0802-2854-7220-9197-6035

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

Leasehold. 950 Years remaining on the lease.

AGENT'S NOTES

No caravans are allowed to be parked.  
£350.00 per annum service charge for upkeep of communal areas, run by a committee of owners.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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