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THE STORY OF

65 Lynn Road

Great Bircham, Norfolk

SOWERBYS

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65 Lynn Road

Great Bircham, Norfolk
PE31 6QW

Character Cottage

Three Double Bedrooms

Two Living Areas

Plenty of Off-Street Parking

Corner Plot

Garden Room

Walking Distance to the Pub,
Social Club and Bircham Stores

Heart of the Village

Ideal Renovation Project

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“The same family have owned this home for more than 50 years, which is a testament to how much they’ve loved the area.”

Originally part of the Houghton Hall Estate, this three bedroom cottage has been in the same family’s ownership for five decades and sits proudly in the heart of the charming village of Great Bircham.

Upon entering 65 Lynn Road, it is clearly a much-loved family home. The downstairs accommodation is vast with three reception rooms including an open plan kitchen, dining area and lounge - with working fireplace, along with a separate living room and a side conservatory.

The home also has two spacious entrances, one at both the front and back of the property, great for storing the winter coats and muddy wellies from a

walk around the village - and maybe up to the Bircham Windmill for some fresh bread or doughnuts. The downstairs is completed with a shower room.

Upstairs are three double bedrooms which are all accessed from a landing large enough to be used as an office - and has the bonus of storage cupboards too. There is a separate WC upstairs, with sink, but these are currently not plumbed in.

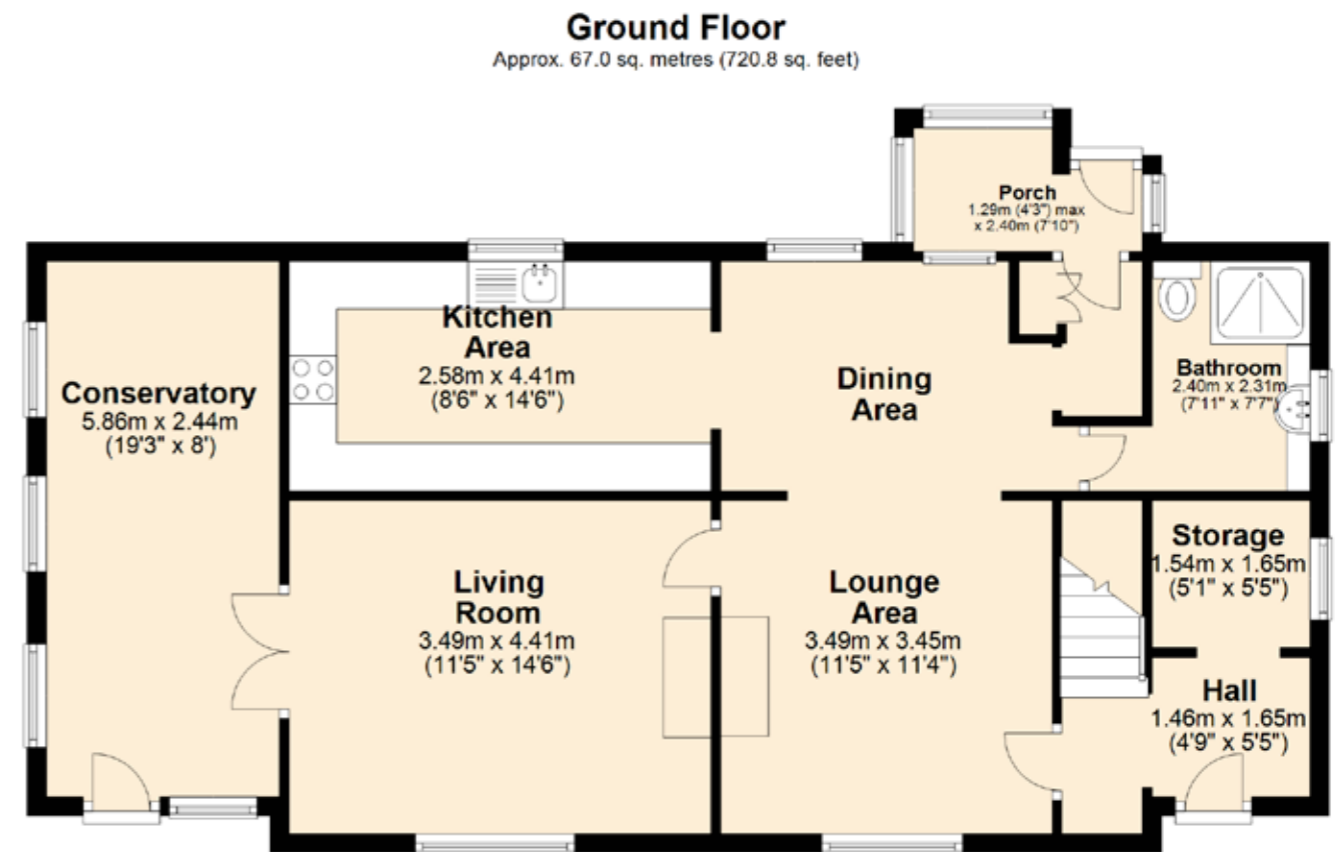
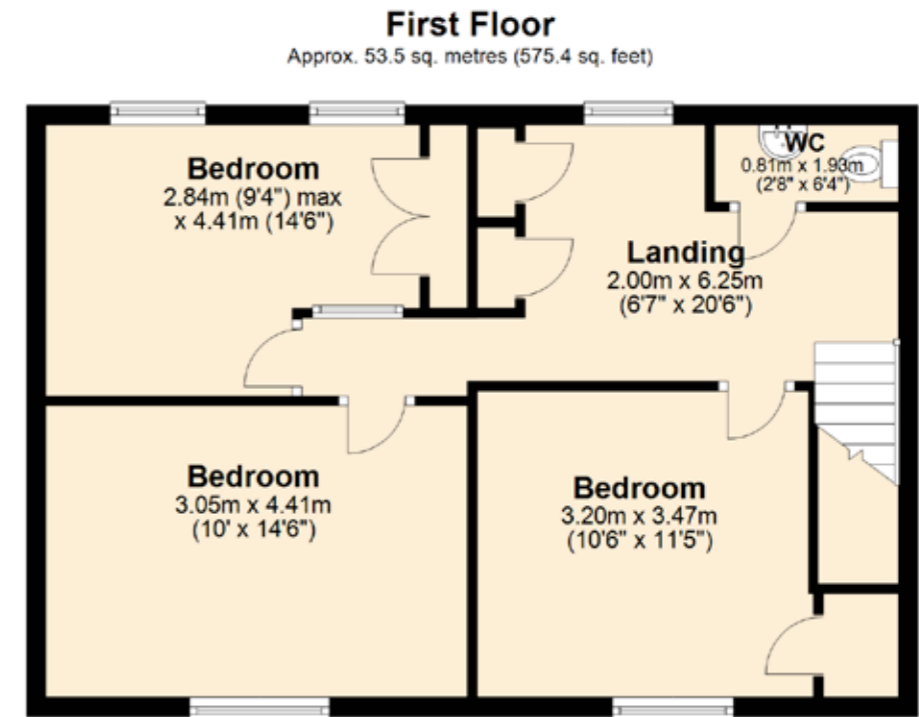
Whilst it’s clear this is a well-loved home, for the right person this could be a very good renovation project. The home and its corner plot are in the heart of this village and these could be the perfect basis for someone to bring a new vision to this cherished family residence.





Outside there is ample space at the front and rear with a wrap-around garden to the side which is mainly grassed. The rear is low maintenance with plenty of off-street parking, as well as brick-built outbuildings which could be converted to make a fantastic office or playroom.

After many happy years, it is now time to write new chapters in the history books of this charming property, whether that means enjoying the property as it is, or renovating it to a new standard. With so much character, in a village full of community spirit and so much potential for its next custodians to put their own stamp on this home - there will no doubt be plenty of suitors for 65 Lynn Road.



Total area: approx. 120.4 sq. metres (1296.2 sq. feet)

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

Great Bircham

IN NORFOLK
IS THE PLACE TO CALL HOME



The village of Bircham lies on the border of the Sandringham Estate, about 7 miles from the north Norfolk coast and comprises of three parishes: Great Bircham, Bircham Tofts and Bircham Newton.

Great Bircham has a good farm shop with deli, a church, St Mary's and the award winning Kings Head Hotel with its restaurant too. There is also a fully restored windmill, considered to be the only working windmill in this part of the county, where visitors can climb five floors up to the fan stage and on windy days, can see the sails and milling machinery turning and admire the view. The

mill also has a bakery, tea room, gift shop, small children's farm and cycle hire centre.

Bircham Newton has a small, private trout fishing lake and the Church of All Saints, one of the smallest in the county, with no porch, few windows and Victorian box pews. Nelson's daughter Horatia married Philip Ward, who was the rector and brought up a large family at Church Farm.

Bircham Tofts is recorded in the Domesday book as Stoftstan, referring to its stony soil and merged with Bircham Newton in 1719.

The closest train station is at King's Lynn providing direct rail links to Cambridge and London King's Cross.



Note from Sowerbys



Bircham Windmill

“While the area's changed a lot in half a century, the Bircham community spirit definitely has not.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Drainage to a septic tank. Night storage heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

G. Ref:- 2808-0261-5136-1410-0516

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.

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SOWERBYS



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