



THE STORY OF

# The Reading Rooms

*Binham, Norfolk*

SOWERBYS



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# The Reading Rooms

Langham Road, Binham,  
NR21 0DN

Brick and Flint, Detached New Build

Contemporary Kitchen/Family  
Room Including Appliances

Shower Room and Two Bedrooms to Ground Floor

Bathroom and Two Bedrooms to First Floor

Stunning Views Over Open Fields

Air Source Heating

Beautifully Located in Desirable Village

Generous Size Plot

No Onward Chain

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“...create the most wonderful garden,  
alongside the natural water feature, which  
runs through the rear of the plot.”

Entertaining, amidst country life is written all over this delightful new build house. Situated on the site of the Old Reading Room in the desirable village of Binham.

Built as a one off, this brick and flint finished house, exudes character with further potential to grow. The front boundary is delineated by its pretty brick and flint wall, and entry to the drive is via its timber gates.

The contemporary style of the kitchen/family room is flooded with light and complemented by bi-fold doors bringing

the outside in. The fitted kitchen combines a range of units and fitted appliances, plus a fabulous island for more relaxed living. The utility room features free-standing appliances and space for a separate preparation area.

The flexibility of the accommodation is great for those buyers who require ground floor living, with the choice of using two of the rooms as bedrooms, served by a shower room. Upstairs another two bedrooms are served by a bathroom with a luxurious corner bath.







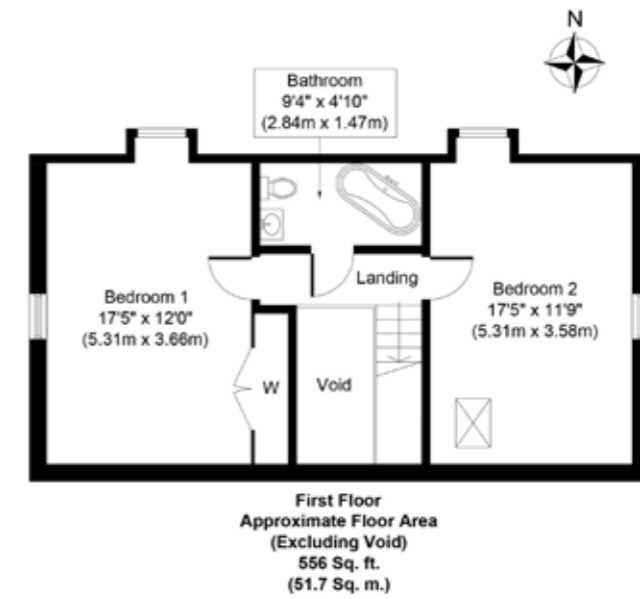




For the keen horticulturists, there is a blank canvas to create the most wonderful garden, alongside the river stiffkey, which runs through the rear of the plot. Outside lighting has also been installed to complement the gardens.

With views over open fields, The Reading Rooms beckons those buyers who are seeking a rural retreat in a well-amenitised village, close to the coast and the Georgian market town of Holt.

Viewing is highly recommended for those looking to write the next chapter in their lives, in the The Reading Rooms...



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



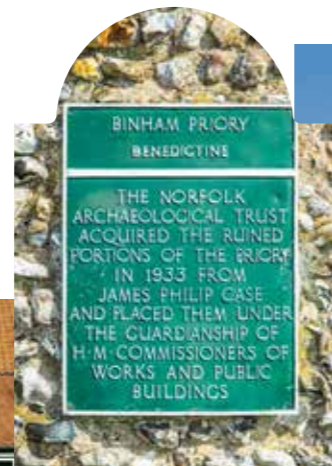
Binham is a typical Norfolk village, ideal as a base for exploring the north Norfolk Coast. It has the magnificent late 11th century Benedictine

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-served with a primary and secondary schools, plus a GP surgery and library.



Note from Sowerbys



The views.

“Relish in the beautiful rolling field views.”

SOWERBYS



### SERVICES CONNECTED

Mains water and electricity. Drainage via treatment plant. Heating via air source heating.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

B. Ref:- 2498-3028-8303-3757-7204

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: ///green.reckons.fencing

### AGENT'S NOTE

Planning Permission has been granted for garaging with a room above.

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# SOWERBYS



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