



THE STORY OF

Mill Cottage

Binham, Norfolk

SOWERBYS



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Mill Cottage

43 Warham Road, Binham
Norfolk, NR21 0DQ



Character Property in Need of Modernisation

Brick and Flint, Former Mill Cottage

Three Bedrooms and Two Generous Reception Rooms

Detached Brick and Flint Barn

Mature Gardens

Chain Free



SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“...tucked away position- just a few minutes from the beach...”

Travelling through the North Norfolk countryside into the historical village of Binham, Mill Cottage is found in a tucked away position—just a few minutes from the beach and pinewoods at Wells-Next-The-Sea.

The cottage has been lived in for several years and would benefit from modernisation. For buyers looking to create a home in this sought-after village, not only is there an opportunity to create a beautiful home, but there is also an opportunity, subject to all necessary consents, to create additional living accommodation in the outbuilding, which was formally used as a garden room and workshop.

There is also a very detached single-storey, brick and flint barn, currently used for storage, with double timber doors to its front aspect.

The outside space is generous with lawned gardens to the front and side, ample parking and a much-loved mature garden to the rear. Plus, a rather pretty wild garden backing onto open fields.

The views are quite stunning to both front and rear aspects and the village boasts a strong community, with regular events in both the historical priory and the village hall. There is also a convenience shop and the more recently opened Parlour which is fast becoming a popular place to eat.





First Floor
Approximate Floor Area
587 sq. ft
(54.53 sq. m)



Ground Floor
Approximate Floor Area
1,142 sq. ft
(106.09 sq. m)



Outbuilding
Approximate Floor Area
424 sq. ft
(39.39 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.



SERVICES CONNECTED

Mains water, drainage and electricity. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 9434-9425-7300-0039-8272

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: ///recital.funnel.fidgeting

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