



THE STORY OF

The Brambles

Bircham Newton, Norfolk

SOWERBYS



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Bircham Newton, Norfolk
PE31 6XB

Detached House

Five Double Bedrooms

Three Bathrooms

2,535 Sq Ft of Living Accommodation

Newly Refurbished Kitchen

Two Reception Rooms

Conservatory

Separate Double Garage

Private West Facing Garden

Gated Off Street Parking

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As you drive through the gates of The Brambles and first catch sight of this magnificent home, complete with a covered veranda, you might mistake it for an old colonial house. While there's an impressive front door reserved for special guests and occasions, this is truly a home, meant to be entered through the boot room. It's the perfect place to kick off muddy boots or hang up wet coats, and the utility room next door—with its large sink—makes it ideal for cleaning up four-legged family members.

The home offers a formal dining room, perfect for holiday gatherings like Christmas and Easter, but for day-to-day living, the heart of the home is the spacious kitchen/dining room. Here is where most of the socialising and entertaining naturally happens. At the south end of the house, a large sitting room provides a relaxing space, with a conservatory leading off it—currently the owners' favourite spot to sit and watch the abundance of birds and wildlife in the garden. The ground floor also features a home office and a convenient double bedroom, served by a nearby shower room across the hall.

Upstairs, there are four additional double bedrooms. The principal bedroom includes an en-suite shower room, while the remaining three share a well-appointed family bathroom.







Outside, the property boasts ample gated parking for several vehicles, alongside a separate brick garage with a double-width door—perfect for housing a large SUV and plenty of outdoor equipment, like kayaks or bicycles. To the rear, a beautifully landscaped garden unfolds, from a patio to a lawn surrounded by fruit trees, a greenhouse, and vegetable beds.



The current owners have lovingly transformed The Brambles into a warm and inviting home. With a recently renovated kitchen and updated bathrooms, they've enhanced an already charming property. They've enjoyed the tranquillity of the home, along with its easy access to Brancaster and the coast, nearby shopping in Fakenham, and convenient transport links from King's Lynn. Now, it's ready for a new family to enjoy everything it has to offer.



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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Bircham Newton

A POPULAR VILLAGE IN A LOVELY LOCATION

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 Kings Head Hotel with award winning restaurant. 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 the Vendor



“Locally, we love visiting Great Bircham, just five minutes away - the village offers amazing food at Bircham Stores.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9388-8018-7298-3870-6210

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: ///recruiter.binders.waistcoat

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SOWERBYS

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