



THE STORY OF  
**3 Buttlands Close**  
*Binham, Norfolk*

**SOWERBYS**



THE STORY OF

# 3 Buttlands Close

Binham, Norfolk  
NR21 0DR

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Two/Three Bedroom Period Cottage

Immaculately Presented Throughout

Open Plan Reception

Recently Modernised

Communal Gardens

Cart Shed Parking

Close to Coast

Historic Location

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SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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3 Buttlands Close is a wonderful opportunity to purchase a period property dating back to 1870, in a highly desirable location.

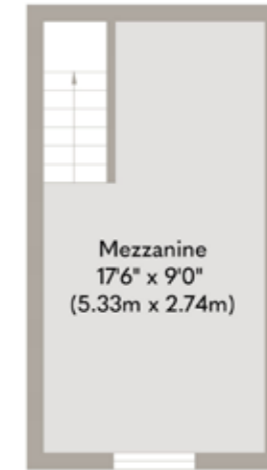
Tastefully modernised throughout by the current owner, this cottage makes the ideal bolt hole. The property is awash with characterful features throughout: exposed flintwork walls, a feature fireplace and wooden beamed ceilings.

The hub of this home is no doubt the large open-plan reception room. With a vaulted ceiling and centred around a cosy log-burner, this room is the ideal space for entertaining friends and family. Further accommodation on the ground floor includes a newly fitted kitchen, two bedrooms and the main bathroom.

Stairs from the main reception room lead to what could be used as either a third bedroom, reception space or even a study. This galleried area which overlooks the living room has far reaching views across the communal gardens and towards Binham Priory.

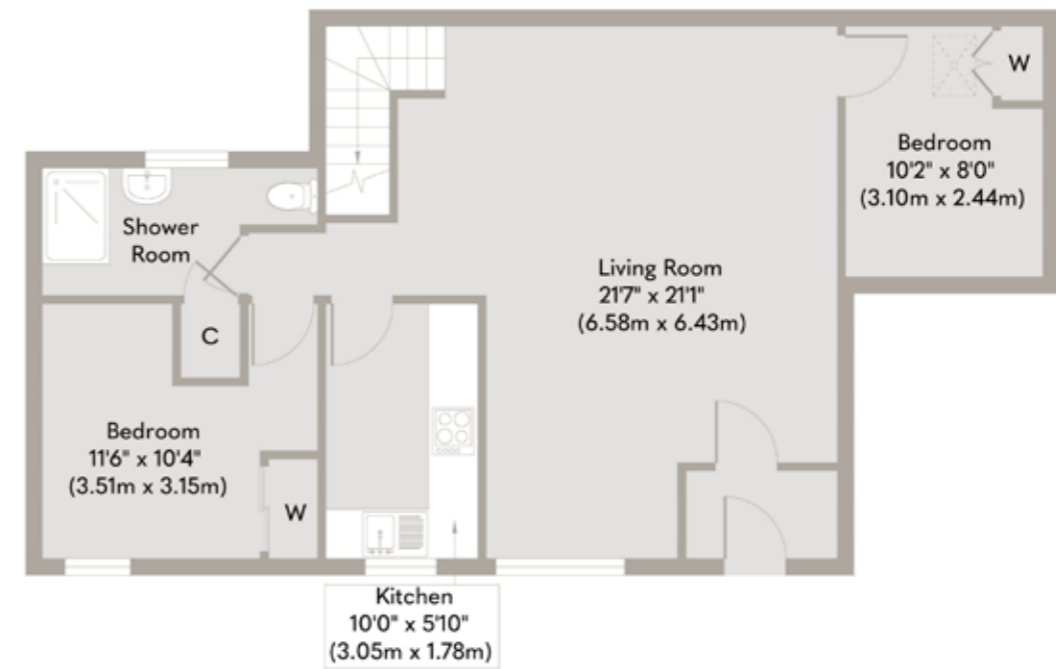
The cottage has use of well-kept communal gardens, predominantly laid to lawn with benches dotted throughout and flowerbeds and borders. The property benefits from the use of its own cart shed parking, with the addition of ample visitor parking.

Offered to market with no onward chain, this versatile cottage would make either an ideal second home or holiday let.



Mezzanine  
17'6" x 9'0"  
(5.33m x 2.74m)

First Floor  
Approximate Floor Area  
158 sq. ft  
(14.67 sq. m)



Kitchen  
10'0" x 5'10"  
(3.05m x 1.78m)

Ground Floor  
Approximate Floor Area  
715 sq. ft  
(66.42 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.

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# Binham

HISTORY, COUNTRYSIDE, AND  
COASTAL ADVENTURES AWAIT YOU

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 Sowerbys



Aerial view looking towards Binham Priory

“The views are spectacular; it's a really special setting.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref:- 8508-7023-5110-4975-5902.

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

Share of freehold.

### LOCATION

What3words: ///micro.staring.frozen

### AGENT'S NOTE

There is a charge of £400 per annum for upkeep of the communal areas.

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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