



THE STORY OF

The Barn

Binham, Norfolk

SOWERBYS



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The Barn

1 Field Dalling Road, Binham
Norfolk, NR21 0DE

Delightfully Located

Beautifully Modernised and Reworked

Flexible Accommodation

Retained Character

Perfectly Blended Contemporary Features

Kitchen/Family Room

Two Reception Rooms

Three Bedrooms

Bathroom and En-Suite Shower Room

Multifunctional Outbuilding,
Garden and Ample Parking

SOWERBYS WELLS-NEXT-THE-SEA OFFICE
01328 711711
wells@sowerbys.com





Driving through the highways of North Norfolk into the popular village of Binham, you'll find The Barn situated at the corner of the village green—a charming focal point within the village.

Our vendors have created the most delightful home, blending period character with contemporary living. Three well-proportioned bedrooms, two of which have access to the garden, served by a modernised bathroom, could be used by multi-generations or simply to give guests a space all of their own. An additional room, currently used as a snug, could easily be converted into a fourth bedroom.

The property has been reconfigured to provide a home where with the kitchen family room is now at its heart. Cooking on the EverHot stove in the beautifully fitted kitchen, dining, or simply relaxing and enjoying the sunlight through the floor-to-ceiling windows is a joy in any season.

The sitting room is a nod to barn-style design, with its vaulted ceiling and centrally placed wood-burning stove making for a cosy room to snuggle up by the fire. Beyond this space are bespoke made sliding doors to the conservatory, where a warmer climate can be enjoyed, as can the garden view. The second reception room allows another space to watch TV or to be utilised as a bedroom. The reclaimed spiral staircase leads to a contemporary mezzanine and eaves storage, plus a restricted head height space where hobbies can be enjoyed.

The third side of the square remains unconverted and is a wonderfully situated store and workshop. Nestled between the two areas is a purpose-built music studio, previously used as an art studio, where many hours have been spent doing all things music-related. This is the perfect space for all arts enthusiasts.



... most delightful home, blending period character with contemporary living.



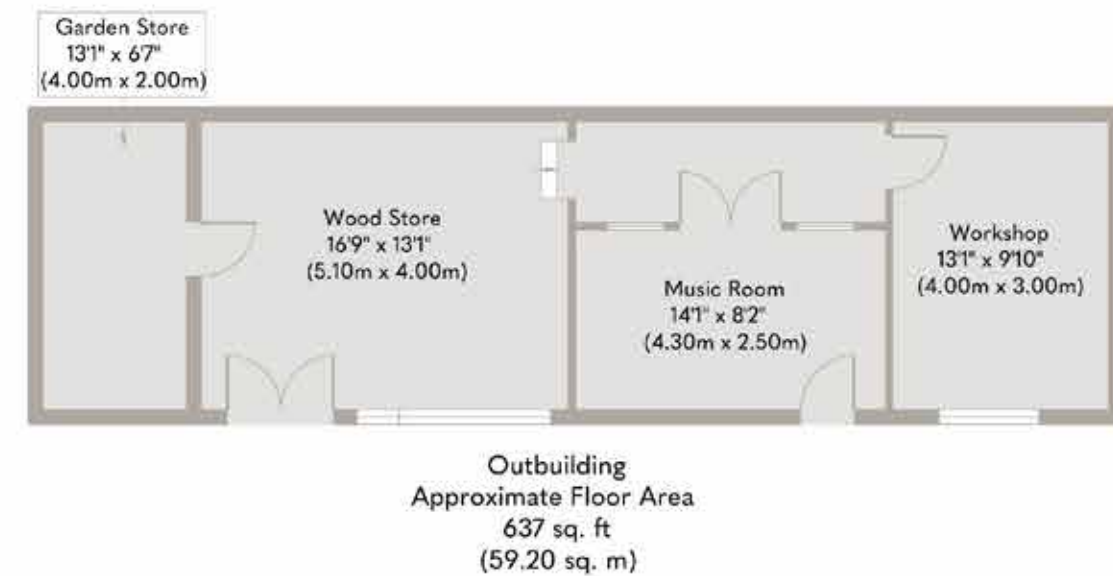


The manageable-sized garden sits comfortably within the three sides of the square and includes patio areas to follow the sun. The garden is fully enclosed, providing a safe space for children and pets. Parking on the drive is ample, just behind the beautifully delineated, walled front boundary.

Our vendors have immersed themselves in village life where community exists and a short stroll to the pub, shop or The Parlour or a dog walk around the historical 'Binham Priory' are all there for the taking.

Family ties require a move for our vendors; hence a new custodian is sought for this delightful home in its stunning setting, close to the ever popular Wells-Next-The-Sea. Viewing is highly recommended to fully appreciate.





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

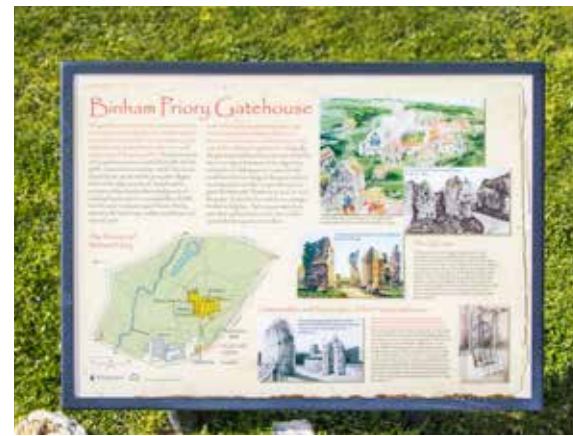
HISTORIC VILLAGE WITH CHARM
AND ADVENTURE NEARBY AT WELLS

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, electricity and drainage. Oil fired central heating and wood-burners.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///folds.conqueror.nipped

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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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

