



Primrose Cottage
4 Front Street | Binham | Norfolk | NR21 0AN

EXQUISITE PERIOD COTTAGE



Located at the heart of Binham village, this wonderful 17th century cottage offers classic Norfolk charm. Pretty brick and flint elevations under a pantiled roof, private parking and a quiet garden setting moments from Binham Priory. Serving as a family holiday home for more than ten years and also run as a successful holiday let, the cottage combines a flexible modern layout and generous accommodation for up to seven. It is perfectly suited for family get-togethers and relaxed village living.



KEY FEATURES

- A Beautiful Grade II Listed Former Farm Cottage in a Prime Position in the Village of Binham
- Four Bedrooms, Family Bathroom and Shower Room
- Two Reception Rooms both with Wood Burners
- Garden Room Extension to Living Room with Dual Aspect French Doors
- Kitchen, Utility Room with Shower and Separate WC
- Characterful Living Spaces with Period Features
- Mature Private Rear Garden and Large Brick Outbuilding
- Off-Street Parking for Three Vehicles
- Easy Walking Distance to Binham Priory and Chequers Inn
- The Accommodation extends to 1,854sq.ft
- No EPC Required

Primrose Cottage stands out for its blend of period appeal and modern refinement, backed by a unique family history and commitment to village life. Three generations have used the house for holidays, enjoying its character, flexibility and excellent village location.

A Rich Past

Seventeenth century in origin, the property is of traditional Norfolk brick and flint construction. "It is known as Chapel Corner/Chapel Yard as well as 4 Front Street – somewhat confusing for the post person!" the owners explained, mentioning how locals claim every old property in Binham has a stone from the Priory although this cannot be substantiated. "We believe the cottage is comprised of former farm cottages combined into one residence – a local family that still resides and farms in the village is knowledgeable about the long history of the property."

A Family Affair

The current owners' Norfolk connection began as far back as the 1950s, when their sadly now deceased father first lodged in nearby Walsingham. Regular holidays in and around Binham established their deep affection for the area, culminating in the eventual purchase of Primrose Cottage in 2012. The owners' parents had initially purchased the adjoining property called Lavender Cottage in late 1997, and while they had the option to purchase Primrose Cottage at the same time, it would not be until 2012 that they also acquired it as a holiday home. The two properties were used for family, friends and regular holidaymakers who loved the option to stay in both cottages although "Primrose Cottage is a "tardis" and provides ample accommodation as it can cater for seven guests". The owners added, "In fact our parents probably ended up preferring this cottage over their original purchase and it will be a wrench to part with it." The owners recall, "Such was my parents' involvement in the village over many years that they had their last wishes granted and are honoured to be buried in the ancient graveyard of Binham Priory – a magnificent English Heritage site literally a five-minute walk from the cottage."





KEY FEATURES

The Accommodation

The flexible layout includes four bedrooms, a spacious living room, separate dining room, a sociable kitchen with dining area and a utility room. The garden room extension to the living room, built prior to the family's ownership, increased the usable living space, providing a light-filled area ideal for entertaining and informal gatherings while also enhancing garden access. As the owners commented, "The fabulous garden room/sitting room extension really transformed the cottage." Other sensitive upgrades have included redecoration throughout, improved heating and insulation, continued upkeeping of the mature garden and regular service of appliances to support easy holiday letting. The house has been kept in very good order, ready for new owners to move straight in or let immediately. All extension work has been completed with due attention to preserving the property's character and period features. "The roof has been done in Feb 2021, and a recent Electrical Installation Condition Report with all advisories was completed in the summer of 2024," the owners said. "The downstairs shower is very handy for attempting to remove the famous Blakeney mud that is irresistible to kids making mudslides once they are bored with paddling and crabbing!" the owners exclaimed. "And the two wood burners are perfect for cosy relaxing in the cooler months."

The Garden & Outside

There is a separate arched wooden gate accessing the garden. The private garden is well screened and mature, with a lawn and a patio seating area and enough space for outdoor dining or family play, and in the front garden there is a "historic and rare Medlar Tree", the fruit from which was once a luxury delicacy in the Middle Ages but has declined in popularity through the years. Also outside there is a useful brick-built outbuilding which currently houses the oil tank for heating the property – it does not currently have an electrical supply but this is something the owners have looked into and could easily be added. And, of course, there's the celebrated North Norfolk coast almost on your doorstep, an Area of Outstanding Natural Beauty, which includes the wonderful sandy beaches at Holkham and seal watching trips at Blakeney's National Nature Reserve, the nation's largest colony. "We find Binham an excellent base – far enough inland to escape the coastal crowds and very central for exploring local market towns of Holt, Fakenham, Burnham Market etc. and numerous seaside towns and villages. Sheringham (12 miles) has long been a family favourite, as well as the charming harbour town of Wells next the Sea (5 miles), where crabbing with the kids was our cherished pastime – and we also had many happy outings to Blakeney which is even closer, and walks on Holkham beach" In addition, the Georgian market town of Holt is only a short drive and offers a range of independent boutiques, delicatessens and a host of popular restaurants. "All in all, the cottage is a relaxing oasis in a super village with numerous visitor attractions nearby – Thursford Organ Museum, Pensthorpe Nature Reserve, Langham Glass and so on," the owners said.

























INFORMATION



On The Doorstep

A picturesque conservation village in North Norfolk, the village of Binham retains all the charm and character of a bygone age while being a lively village with a strong community spirit. Making an appearance in the Domesday Book of 1086, it is known for its wide village green and numerous historic houses. Also to be found in the village is the English Heritage Binham Priory with the remains of a Benedictine priory founded in 1091 and where classical music concerts are held throughout the summer. In addition, it boasts a popular and well-used village hall, a local convenience shop across the village green that stocks a broad range of everyday necessities (and one of the very few village shops that still sells petrol and diesel), and a traditional pub, The Chequers Inn, a Grade II listed 17th-century pub serving food and local ales. "The village is a real community, and everyone is warmly welcomed at the pub a couple of hundred yards from the cottage – lovely food and lots of events that add to the community spirit," the present owners said, adding, "There is also a raw fresh milk vending machine at the nearby Little Dairy Shop attached to The Parlour, an award winning cafe and tea room (in the shadow of the Priory ruins) that has really put Binham on the map and is proving very popular."

How Far Is It To?

For everyday shopping and amenities, the market town of Fakenham is about 10 miles to the south-east – reachable in just over 15 minutes by car. The vibrant coastal town of Wells-next-the-Sea is roughly 6 miles by road, placing the stunning North Norfolk coast and its beaches within 12 minutes' drive. Holt, the area's famous Georgian shopping town, is approximately 8 miles due east, while Binham is ideally positioned for exploring neighbouring villages such as Walsingham, Stiffkey and Blakeney, all less than ten minutes away. The cathedral city of Norwich, with its mainline rail services and airport with international connections, is around 50 minutes by road. There is also a main line rail service from Kings Lynn, again around 50 minutes by road.

Directions

From Fakenham, proceed northwest on the A148 for 9.7 miles, then turn left onto Thursford Road at the Crawfish Thai Restaurant and continue straight ahead into The Street for 0.8 of a mile. This turns into Binham Road, then Hindringham Road and, finally, Front Street – the property is located to the right on the corner with Field Dalling Road, as identified by the Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
North Norfolk District Council - Registered for Business Rates
Freehold

OUTBUILDING
279 sq.ft. (25.8 sq.m.) approx.

GROUND FLOOR
889 sq.ft. (81.8 sq.m.) approx.

1ST FLOOR
805 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 1854 sq.ft. (172.3 sq.m.) approx.

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