



THE STORY OF
Rose Cottage
Binham, Norfolk

SOWERBYS



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Rose Cottage

Binham, Norfolk
NR21 0DF

Beautiful Brick and Flint Cottage

Popular Village Location

Cottage Interior

Kitchen/Dining Area

Log Burner

Two Bedrooms and Family Bathroom

Lovely Garden

Parking

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Positioned within a charming village setting, this beautiful cottage offers spacious, characterful accommodation and is brought to market with no onward chain.

The ground floor comprises two generously sized reception rooms. The well-proportioned kitchen provides a practical space for everyday cooking, with plenty of potential for updates and personalization to suit your tastes. With ample space to accommodate a dining table, this sociable room is undoubtedly the heart of the home. The lounge is bright and airy, featuring two windows that overlook the garden. It's a versatile space, complete with a log burner perfect for cosy winter evenings.

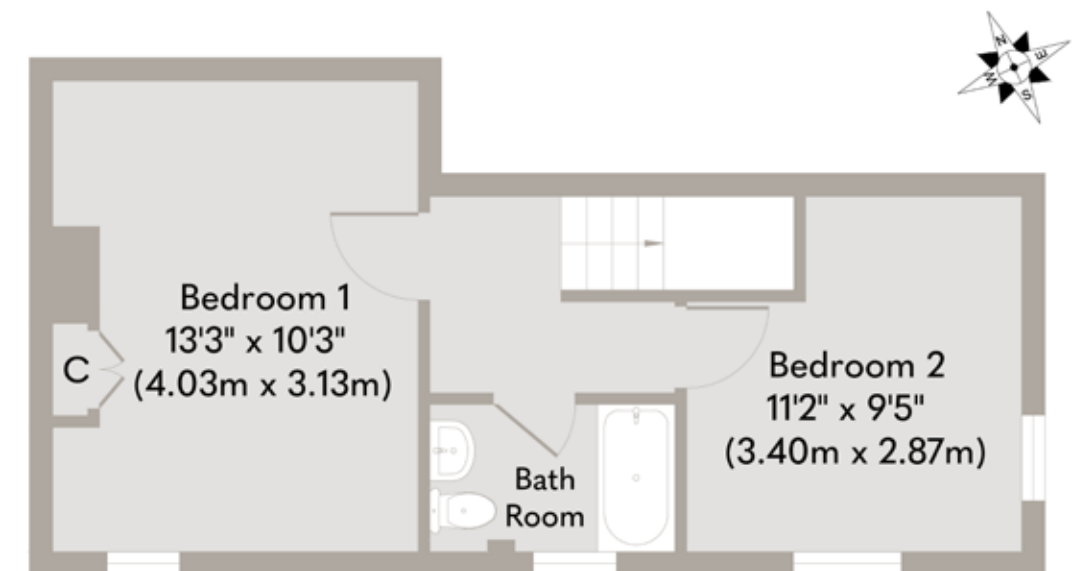
Upstairs, the two bedrooms are both generously sized and are served by the family bathroom. With high ceilings and built-in storage, these rooms offer both practicality and space.

One of the standout features of Rose Cottage is its potential for future expansion. The property benefits from a large side garden, providing exciting possibilities for extending the home (subject to the necessary planning permissions). Whether you dream of a larger kitchen, a home office, or additional bedrooms, the options are endless.

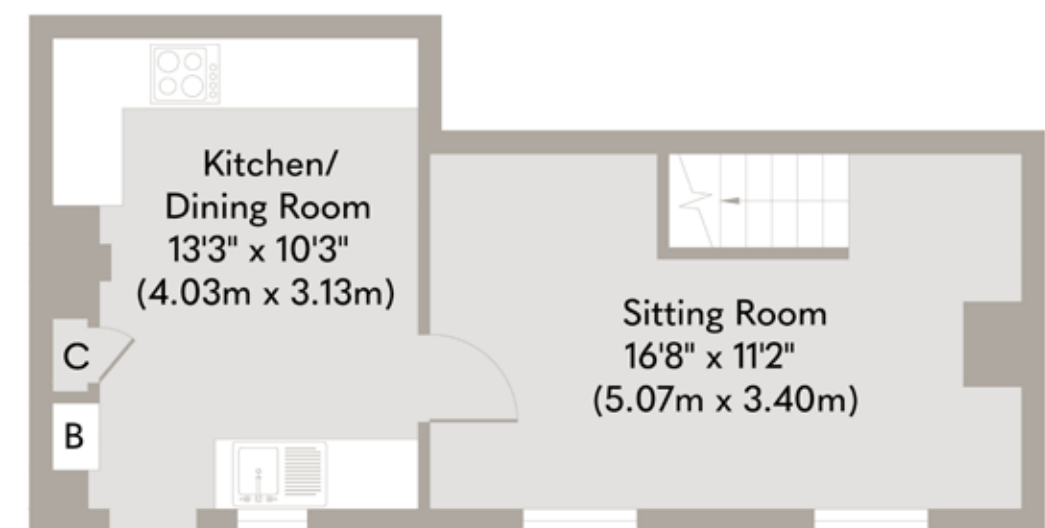


Parking is available for one car, ensuring convenience for daily life. Located in Binham, the property is within easy reach of local amenities, with the stunning Norfolk countryside right on your doorstep. The village itself is known for its historical charm, with nearby attractions like the famous Binham Priory and numerous walking routes, making it a lovely place to call home.

Rose Cottage presents an exceptional opportunity to own a piece of Norfolk's heritage, with the flexibility to make it your own. With its beautiful garden, charming exterior, and potential for expansion, this property offers a wonderful canvas for those seeking a delightful countryside retreat.



First Floor
Approximate Floor Area
305 sq. ft
(28.33 sq. m)



Ground Floor
Approximate Floor Area
305 sq. ft
(28.33 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

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-served with a primary and secondary schools, plus a GP surgery and library.



Note from Sowerbys



“...with the
stunning Norfolk
countryside right
on your doorstep.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref:- 0370-2191-0480-2094-3131

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: ///blackmail.endings.verse

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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