



THE STORY OF

Woods End Barn

Binham, Norfolk

SOWERBYS



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Binham, Norfolk
NR21 0DL

Eco Home Built In 2011 in Binham
Conservation Village

3/4 Bedrooms, Flexible Living
Spaces and Countryside Views

Vaulted Living/Dining Room with
Double-Sided Wood-Burner

Premium Kitchen with Corian
Worktops and Central Island

Air Source Heat Pump, Underfloor Heating,
Solar Panels and Rainwater Harvesting

Principal Bedroom Suite with Fitted
Wardrobes and Luxurious En-Suite

Additional Double Bedrooms, Family
Bathroom, Study/Occasional Bedroom

Professionally Designed Gardens
with Wildlife-Friendly Planting

Single Garage with Workshop, Utility
Room and Ample Parking

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Discover a rare opportunity to own Woods End Barn, a beautifully crafted eco residence in the sought-after conservation village of Binham. Built in 2011 with great attention to detail, this 3/4-bedroom home combines timeless craftsmanship with modern sustainability, offering a lifestyle that's both responsible and luxurious.

Inside, thoughtful design and understated elegance shine through. Oak plank and tiled floors run throughout, while sun pipes and full-width windows flood the space with natural light and frame stunning countryside views.

At the heart of the home is a dramatic vaulted living and dining area, anchored by a floating fireplace with LED underlighting and a striking double-sided Firebelly wood burner—creating a warm and inviting setting for both relaxing and entertaining.

The state-of-the-art kitchen is a dream for any cook, with a central island housing a Neff LPG gas hob and an extensive range of Neff appliances, including dual fan ovens, a steam oven, microwave, and full-height larders. Corian worktops, a Franke filtered water tap, and clever storage solutions make everyday living a pleasure.

Designed with sustainability in mind, the property benefits from an air source heat pump and zoned underfloor heating, solar panels that provide hot water, and a rainwater harvesting system to flush toilets, water the garden, and clean the car. A fully integrated alarm system and mains-powered heat, smoke and carbon monoxide detectors offer added peace of mind.

The principal bedroom suite is a calm and spacious retreat with two fitted wardrobes and a fully tiled en suite featuring a walk-in shower and bespoke vanity. Two further double bedrooms, both with fitted storage, and a stylish family bathroom provide space and comfort, while a fourth single bedroom or study offers versatility.





Outside, a professionally designed garden by Timothy Garden Design of Suffolk invites you to relax and reconnect with nature. Thoughtfully arranged seating areas provide the perfect vantage points to enjoy the peace and beauty of your surroundings.

Woods End Barn enjoys a tranquil setting on the edge of the highly sought-after North Norfolk village of Binham, renowned for its historic Priory ruins and vibrant community. Surrounded by open countryside, the home enjoys far-reaching rural views and an abundance of wildlife, creating a peaceful retreat from the hustle of modern life.

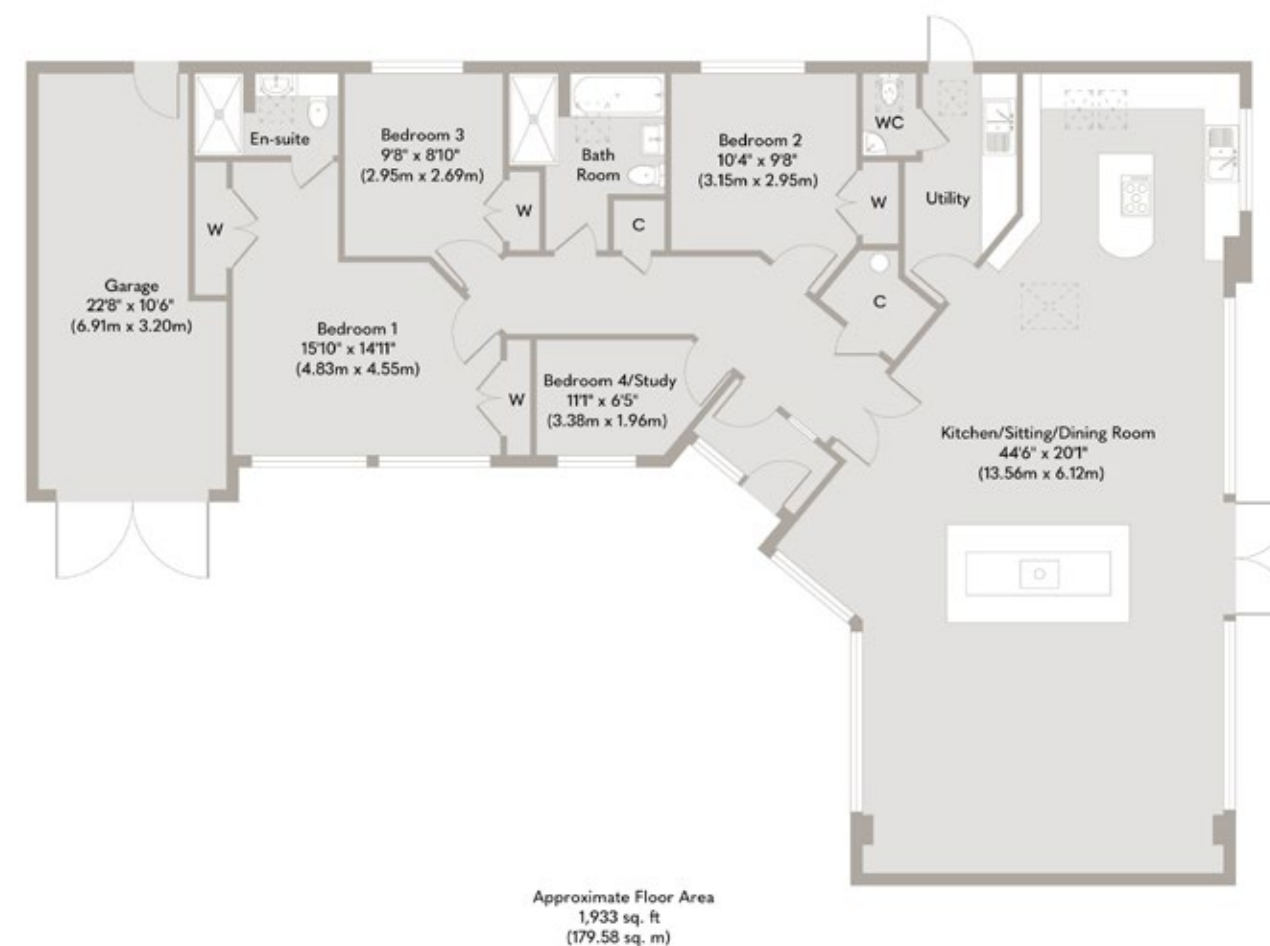
“We really enjoy visiting Wells-next-the-Sea where we often go for a walk through the pine woodland and then down onto the beach.”

Despite its idyllic seclusion, Binham is perfectly positioned for exploring the celebrated North Norfolk coastline, with the coastal villages of Wells-next-the-Sea, Blakeney, and Stiffkey just a short drive away. Local farm shops, artisan cafés, and excellent walking and cycling routes are all close at hand, offering the perfect balance of nature, community, and convenience.



After 14 years at Woods End Barn, the house and garden have matured so beautifully into the landscape, it feels as though they've always been here.





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 boasts the magnificent late 11th-century Benedictine Priory, founded in 1091 by Peter de Valoines, nephew of William The Conqueror. The actual building wasn't started until 1104 and took some 150 years to complete. 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. You can still spot stones from the priory incorporated into many of the older village houses.

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. The Parlour is a converted barn at the edge of the priory grounds that offers lovely food and cakes.

The village is very welcoming, and a dedicated team of locals organizes many events. The surrounding villages also stage numerous social events. Binham also has a village shop and a pub that serves locally brewed beers and great food, alongside the modern village hall.

Just over five miles away is Wells-next-the-Sea, with its sandy beach and pretty candy-striped huts.



Note from the Vendor



“We love our garden havens designed by Timothy of Timothy Garden Design in Suffolk, where we relax and enjoy rural views.”



SERVICES CONNECTED

Mains water, drainage and electricity. Air source heat pump.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 7200-8645-0422-8597-3353

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: ///insiders.financial.cheeses

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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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