



THE STORY OF

Ivy Cottage

Binham, Norfolk

SOWERBYS

S

THE STORY OF

Ivy Cottage

1 Bunkers Hill, Binham Norfolk
NR21 0DF

Rare Find in Popular and Well-Amenitised Village
Brick and Flint Quintessential English Country Cottage

Cosy, Open Plan Living Space

Two Bedrooms

Modernised Shower Room

Enclosed Paved Courtyard

Two Off-Road Parking Spaces

Pretty Village Location

Close to the Coast

Chain Free

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

01328 711711

wells@sowerbys.com





It is likely no surprise this quintessentially English, country cottage has welcomed its custodians over their ownership.

Ivy Cottage has been owned by a family who care about its immaculate presentation. It has provided a welcoming base for our vendors to visit their family, plus a stop gap home when they made a permanent move to Norfolk. It epitomises an English country cottage from its brick and flint exterior to its beams and ledge and brace internal doors, a nod to its heart-warming history.

From its front entrance porch into the open plan living room, there is space for dining and a delightfully cosy sitting room, with its wood burner stove. The kitchen is compact and well equipped.

Upstairs the bedrooms are complemented by their storage and served by a modernised shower room.

The outside space is enclosed, forming a pamment tiled courtyard to the front aspect, encouraging dining al-fresco when the temperatures rise. A parking space is provided adjacent to the cottage and to the bottom of the drive a second space can be found.





Whilst the cottage is tucked away on Bunkers Hill, just a few steps from The Green, it is also conveniently located for access to the coast. The village itself is home to the historic priory and the location's amenities include a public house, shop, village hall and the more recent opening of The Parlour, a farm-style shop and café serving meals for all times of the day

Whilst the North Norfolk coast beckons, the market towns of Holt and Fakenham are also within easy access.

Ivy cottage and the village of Binham has much to offer, it is time for a new custodian to enjoy the benefits of living/holidaying here, whilst making their own cherished memories.



Shower Room
6'3" x 6'3"
(1.91m x 1.91m)

First Floor
Approximate Floor Area
250 sq. ft
(23.24 sq. m)



Kitchen
7'5" x 6'4"
(2.26m x 1.93m)

Ground Floor
Approximate Floor Area
250 sq. ft
(23.24 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.

ALL THE REASONS



Binham

IN NORFOLK
IS THE PLACE TO CALL HOME



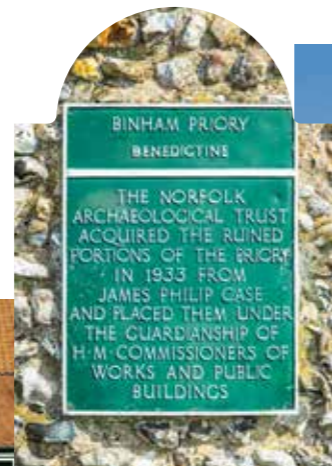
Binham is a typical Norfolk village, ideal as a base for exploring the north Norfolk Coast. It has the magnificent late 11th century Benedictine

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



With gorgeous beaches and independent shopping, Wells-next-the-Sea is great to explore.

“It’s a great combination to have a countryside village home, but still be able to easily enjoy the nearby Norfolk coast.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating and wood-burner stove.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref:- 9818-2082-7233-2354-8944

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: ///fruits.strictly.note

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL