



THE STORY OF

# Samphire Barn

*Binham, Norfolk*

SOWERBYS





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# Samphire Barn

12 Buttlands Close, Binham,  
Norfolk, NR21 0DR

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## KEY FEATURES

Refurbished Period Conversion

Currently Operated and Let as a  
Successful Holiday Home

Village Location with Views of Binham Priory

Two Double Bedrooms

Sitting Room with Log-Burner

Luxurious Fitted Kitchen and Breakfast Room

Vaulted Ceilings and Exposed Brickwork

Landscaped Communal Gardens

Allocated Covered Parking Space with  
Storage and Visitor Parking

Lockable Cycle Store

Superfast Wi-Fi

Approximately Ten Minutes Drive to  
North Norfolk Coast, Wells-next-the-  
Sea and the Market Town of Holt

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**SOWERBYS WELLS-NEXT-THE-SEA OFFICE**

01328 711711

[wells@sowerbys.com](mailto:wells@sowerbys.com)







This delightful refurbished period conversion offers contemporary accommodation in a highly sought-after village location, with views across to the historic Binham Priory.

Having been extensively modernised by the current owners, with works which included a new kitchen and bathroom, a new roof, and new plumbing and wiring, Samphire Barn now presents as a cosy and inviting property which has welcomed many a guest in recent years.

The modern fitted kitchen, which allows ample dining space, has dual aspect windows allowing light to flood in. The lounge, centred around a large woodburning stove, is a spacious room, great for hosting friends and family. The further accommodation comprises two generously-sized double bedrooms and the stylish family bathroom.

Having access to the landscaped communal garden at Buttlands Close means each owner has the opportunity to enjoy the well-tended outside space without the hassle of maintenance. The positioning of Samphire Barn means it has direct views across to Binham Priory, making for a wonderful backdrop.

Samphire Barn offers an inviting and contemporary atmosphere that blends the character and charm of a period building.





This delightful  
refurbished period  
conversion offers  
contemporary  
accommodation...







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.



# Binham

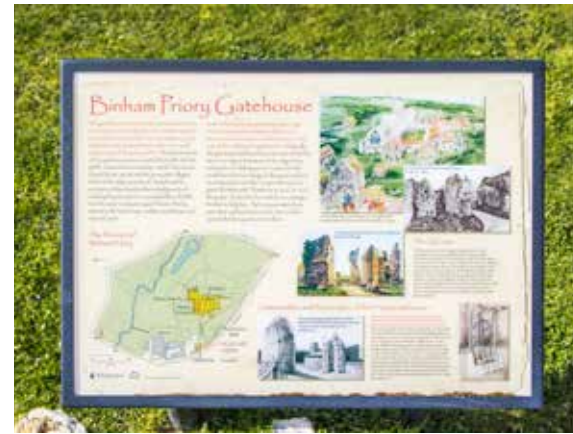
HISTORIC VILLAGE WITH CHARM  
AND ADVENTURE NEARBY AT  
WELLS-NEXT-THE-SEA

Binham is a typical Norfolk village, ideal as a base for exploring the north Norfolk Coast. Wells-next-the-Sea and Blakeney are less than ten minutes' drive away. It has views of 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.

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



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### SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating. Superfast wi-fi.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

E. Ref:- 3239-3929-2000-0174-2202

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

Samphire Barn, 12 Buttlands Close, Binham, NR21 0DR.

What3words: ///glorified.magnetic.encourage

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# SOWERBYS

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

