



THE STORY OF
Honeyhills

Bircham Newton, Norfolk

SOWERBYS



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Honeyhills

Bircham Newton, Norfolk
PE31 6QR

Detached Victorian Cottage

Three Bedrooms

Two Reception Rooms

Beautiful Cottage Garden

Countryside Views

Separate Workshop

Access to Village Footpaths

Period Features

Brick and Flint

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Originally a Victorian farm workers cottage, Honeyhills has been extended in more recent times to provide the very well-balanced home we see today which is now the quintessential country cottage.

It is the words of the owner that best describe this wonderful home: Honeyhills has an old world charm to it and it is very comfortable, warm in the winter and cool on the hottest days of summer. It is packed with interesting features, such as exposed beams, internal and external flint walls and parts of the original staircase.

The garden is really special, with flowers and shrubs providing colour all year round. The apple and plum trees provide plenty of fruit and the wildlife love it, last year the current owner counted 19 different species of butterfly over the summer months. Clear nights are wonderfully starlit, and the current owner has witnessed shooting stars, satellites and occasionally the Northern Lights. In winter time there is no better place to be cuddled up in front of the fire in the cosy sitting room.

The fields that surround the village change each year with the cropping regime, providing a rotating variety of landscapes. There are wonderful footpaths around the village especially the one that passes to the front of the cottage that leads down to the Windmill Café and then back to Great Bircham Deli where many of the village gather in the courtyard on a Friday evening for drinks and food, to catch up and enjoy being part of the community.

It is clear from its immaculate condition that this is a home that has been much cared for including a new roof and many new windows. It also has an extremely useful separate building, currently a workshop, laundry and storage space, but previously it was operated as an antiques shop and, as it has the central heating connected, it would make an ideal office should you wish.





I'd describe my home as charming, colourful and peaceful.





The shrubs and flowers
provide colour all year
round.





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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Bircham Newton

A POPULAR VILLAGE IN A USEFUL LOCATION

The village of Bircham lies on the border of the Sandringham Estate, about 7 miles from the north Norfolk coast and comprises three parishes: Great Bircham, Bircham Tofts and Bircham Newton.

Great Bircham has a good farm shop with deli, a church, St Mary's and the Kings Head Hotel with award winning restaurant. There is also a fully restored windmill, considered to be the only working windmill in this part of the county, where visitors can climb five floors up to the fan stage and on windy days, can see the sails and milling machinery turning and admire the view. The mill also has a bakery, tea room, gift shop, small children's farm and cycle hire centre.

Bircham Newton has a small, private trout fishing lake and the Church of All Saints, one of the smallest in the county, with no porch, few windows and Victorian box pews. Nelson's daughter Horatia married Philip Ward, who was the rector and brought up a large family at Church Farm.

Bircham Tofts is recorded in the Domesday book as Stoftstan, referring to its stony soil and merged with Bircham Newton in 1719.

The closest train station is at King's Lynn providing direct rail links to Cambridge and London King's Cross.



Note from the Vendor



“For much of the year, my favourite spot is the airy, light-filled conservatory with garden views.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Broadband.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref: 2718-7040-7266-4548-0940

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: ///rather.arch.strumming

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SOWERBYS

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