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THE STORY OF
24 Windmill Hill
Great Bircham, Norfolk

SOWERBYS

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24 Windmill Hill

Great Bircham, Norfolk
PE31 6SW

Brick And Flint House

Completely Refurbished Throughout

Contemporary Kitchen/Dining Room

Two Double Bedrooms

Garage and Off-Street Parking

Stylish Log Burner

Quiet Village Location

SOWERBYS BURNHAM MARKET OFFICE

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“We love sitting in front of the wood burner in the cosy living room in winter.”

Having just undergone complete refurbishment throughout, this is a property which feels and looks like it has just been built, stylish, well-balanced and a proper ‘turn key’ home.

On entering the house you are immediately struck by just how modern and new it all feels.

To the front is a large sitting room with its most eye catching feature being the Scandanavian and free-standing log burner set on a slate plinth. This is such a cosy and inviting room which is

the perfect place for snuggling up and watching a good old-fashioned Sunday afternoon film after a wind swept walk or muddy bike ride around the Sandringham Estate bridleways.

The wide wood-look floorboards match through from the sitting room to the kitchen/dining room at the rear, wonderfully proportioned with plenty of space for a table as well as practical and abundant counter top space. This is more than enough for any budding chef and is encapsulated within a range of sleek fitted units.





Upstairs there are two bedrooms, the principal being a large double room with a fitted wardrobe whilst the second would accommodate a double bed, but might be better suited as a large single or perhaps a bunk room. Both bedrooms share the upstairs shower room.

Outside and to the rear, the garden is completely enclosed so very safe for both two and four legged little ones. It is mostly paved with a patio area immediately off the kitchen/dining room but there is also a central garden bed, as well as a mature border. At the far end of the garden there is a door into the garage which is the perfect space for storing your bicycles, kayaks and garden equipment and furniture, or perhaps you may wish to park your car in it instead.



24 Windmill Hill has been a much-loved and cherished home-from-home for the current owners for the last 15 years. Before that they had lived in the village for 10 years and loved its community and proximity to the coast so much that when their work took them out of Norfolk they couldn't quite relinquish their affection for Great Bircham, so bought this home.

Since then it has been their one place of peace, tranquillity and stability as their careers took them all over the UK. However, as they have now retired, they would like new custodians to be afforded the opportunity to enjoy all that they have in this beautiful little cottage in this lovely North Norfolk village.





First Floor
Approximate Floor Area
361 sq. ft
(33.53 sq. m)



Ground Floor
Approximate Floor Area
374 sq. ft
(34.74 sq. m)



Garage
Approximate Floor Area
153 sq. ft
(14.21 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



Great Bircham

IN NORFOLK
IS THE PLACE TO CALL HOME



The village of Bircham lies on the border of the Sandringham Estate, about 7 miles from the North Norfolk coast and comprises of 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 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



“We’ve loved our 25 years in the village. Here you’re part of a lively community with a good shop, cafe, and a windmill - with great doughnuts.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, drainage and broadband connectivity.
LPG heating and hot water, and a log burner.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 5334-5527-8300-0553-5202

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: ///spectacle.dine.courier

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SOWERBYS



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