



THE STORY OF
7 Longmeadow Close
Great Bircham, Norfolk

SOWERBYS



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7 Longmeadow Close

Great Bircham, Norfolk
PE31 6SY

Three Double Bedrooms

En-Suite and Family Bathroom

Generous Kitchen/Dining Room

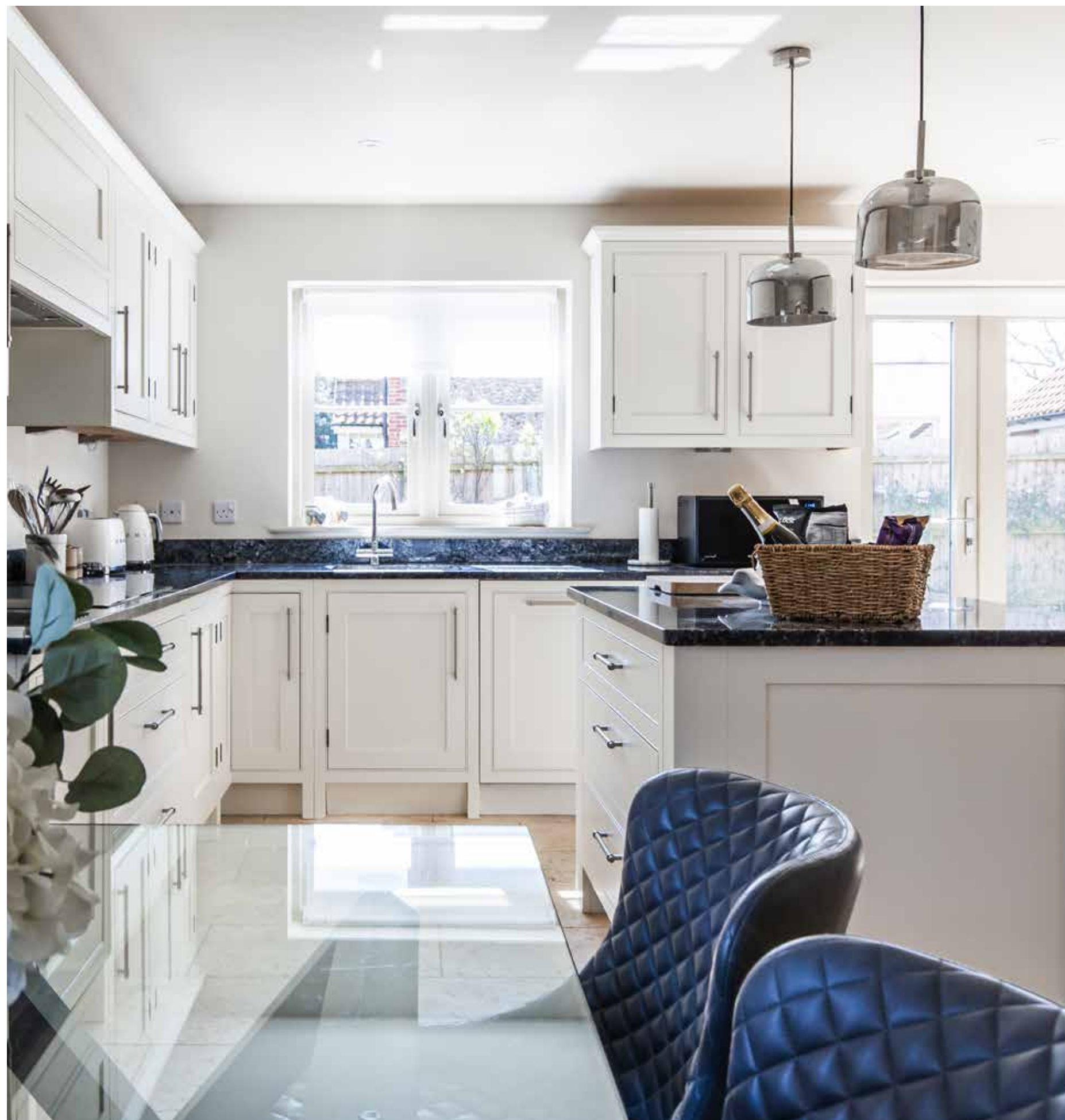
Large Reception Room

Brick Garage and Off-Street Parking

Beautifully Finished Throughout

Central Village Location

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Completed just under five years ago as a new home, this is a perfectly balanced and beautifully presented three-bedroom property.

Whilst there is a front door, this is Norfolk - so naturally, the practical and everyday way to enter the home is via the kitchen door at the back of the house, closest to the garage and parking.

The ground floor is equally divided between two very generous rooms. On one side is the kitchen/dining room, with its large central island providing the perfect place not just for food prep, but also somewhere to enjoy a morning coffee with a friend or a simple kitchen supper when it's just the family. The large sitting room is just as spacious as the kitchen and features a central log burner - perfect for cosying up to after a blustery winter's walk around the village footpaths.

At the other end of the house, there are French doors leading out to the south-facing garden, making this an ideal space for summer entertaining. Open them up on a sultry summer's day and allow the country breeze to cool the house.

Upstairs, there are three large double bedrooms, with the principal having an en-suite shower room, while the other two share a family bathroom. There is also a guest WC on the ground floor.

There are front and rear gardens, with the rear garden being south-facing, completely enclosed, and very private - perfect for letting your two- and four-legged little ones run around and enjoy themselves.

Longmeadow Close is right in the centre of the village. The pub and village shop are just a short walk away, as is Bircham Windmill with its farm shop. The Royal Sandringham Estate borders the village, and there is an abundance of country lanes and paths where you can walk for hours without meeting another soul. The village is known for its community spirit - and for a North Norfolk home, there are few more welcoming places to settle.





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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Great Bircham

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 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 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 Sowerbys



“The south-facing and enclosed garden is a lovely spot for two or four legged friends to enjoy...”



SERVICES CONNECTED

Mains water, electricity, and drainage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 7498-8072-7348-7810-8224

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: ///breakfast.fantastic.everybody

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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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