



3 Buttlands Close, Binham

See all our properties at  OnTheMarket.com

Independent Estate Agents

Pointens





3 Buttlands Close, Binham, Norfolk NR21 0DR

North Norfolk Coast 2 miles, Holt 6 miles,
Norwich 25 miles

A superbly appointed period property situated in a small select development just off the centre of this picturesque popular North Norfolk village that has extensive amenities to include a popular village pub and a well stocked village store. The ever popular North Norfolk heritage coast is around 3 miles distant.

GUIDE PRICE £399,950



The Property

The property offered for sale is situated just off the centre of the village in a small select development. This unique barn conversion would make an excellent permanent residence or a holiday home. The property is in excellent condition throughout and has accommodation comprising: a 21' sitting/dining room with a vaulted and heavily timbered ceiling and a first floor mezzanine overlooking this room. There is a modern fitted kitchen with an extensive range of fitted Neff appliances, two bedrooms and a shower room. On the first floor is a study area/bedroom three with a balcony overlooking the sitting room and views over the communal gardens to Binham Priory. The property also enjoys the benefit of modern replacement uPVC sealed unit windows and doors throughout. Outside, there are well tended communal garden areas that are mostly laid to lawn with various inset flower and shrub beds and patio areas for the use of the residents. A short distance away is cart shed style garaging for one car and guest parking spaces..

Location

Binham is a picturesque village surrounded by wonderful North Norfolk countryside. Unusually, the village has an extensive range of amenities to include a well stocked village shop a garage, and a popular public house. The village is probably most famous for its magnificent late eleventh century Benedictine Priory, partially ruined by Henry VIII during the reformation. The popular coastal town of Wells is 4 miles to the north and the magnificent Georgian town of Holt is some 6 miles distant. The county city of Norwich is around 25 miles away from where there is a fast rail service to London Liverpool Street. Kings Lynn is 32 miles distant and also offers a rail link to London (Kings Cross). Norwich airport is perfect as an international gateway with regular flights to Schipol airport in Amsterdam.

Directions

Leave Holt on the A148 to Fakenham. After around 4 miles you come to a crossroads with the Crawfish Thai Restaurant on your right hand side. Turn right here for Hindringham and proceed through the village. After around a further 2 miles you will reach Binham. In the village turn left into Warham Road just after the village pub and after around 100 yards you will find the entrance to Buttlands Close on the left hand side..

Accommodation

uPVC stable door leading to:-

Sitting/Dining Room (21'7 x 21'1 narrowing to 14'3)

Exposed flint and brick walling, Arts and Crafts style red brick fireplace housing a Clearview multi fuel burner, Television and telephone point. Staircase leading to first floor study/bedroom three. Vaulted and heavily timbered ceiling. Two modern electric radiators, balcony, old wooden saddle racks. Oak flooring.

Kitchen (10' x 5'10)

A range of fitted modern base units with solid oak working surfaces over, a range of fitted Neff appliances to include an electric oven, induction hob, extractor hood, fridge and freezer and dishwasher. Inset single drainer sink with mixer tap, tiled splashbacks, range of matching wall units, oak shelving. Modern electric radiator.

Bedroom One (11'6 x 10'4)

Modern electric radiator.

Bedroom Two (16'2 x 8')

Modern electric radiator. Old wooden saddle rests, Velux window.

Shower Room

White suite comprising: large walk in shower cubicle with fitted shower, heated towel rail, wash basin, wc, Fitted shelving, modern electric radiator. Airing cupboard with factory lagged tank and fitted shelving.

First Floor Mezzanine

Study/Bedroom Three (17'6 x 9')

Vaulted and heavily timbered ceiling, balcony overlooking the sitting room, Velux window overlooks the communal grounds and Binham Priory.

Curtilage

Set within this small complex there are well maintained communal garden areas that are mostly laid to lawn with inset flower and shrub beds and patio areas solely for the use of the residents. In addition there is a lockable bike store/drying room. Towards the edge of the development is a row of open fronted cart shed style garages, no 3 has one of these (20' x 9'7") that provides dry storage and parking for one vehicle. There is additional visitors parking as well.

General Information

Tenure: Leasehold 941 years remaining. The leaseholders also own 1/16 of the freehold. There is an annual charge of approximately £400 which covers the gardening, general maintenance of the common paths and cart sheds etc.

Services: Mains water, electricity and drainage are connected.

Council Tax: C – £1996.34 (2024/25)

Energy Performance Certificate: Band D.

Local Authority: North Norfolk District Council. Tel: 01263 513811.

Viewings: Strictly via the agents, Pointens Estate Agents, tel: 01263 711880.

Reference: H313216.

See all our properties at:



Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

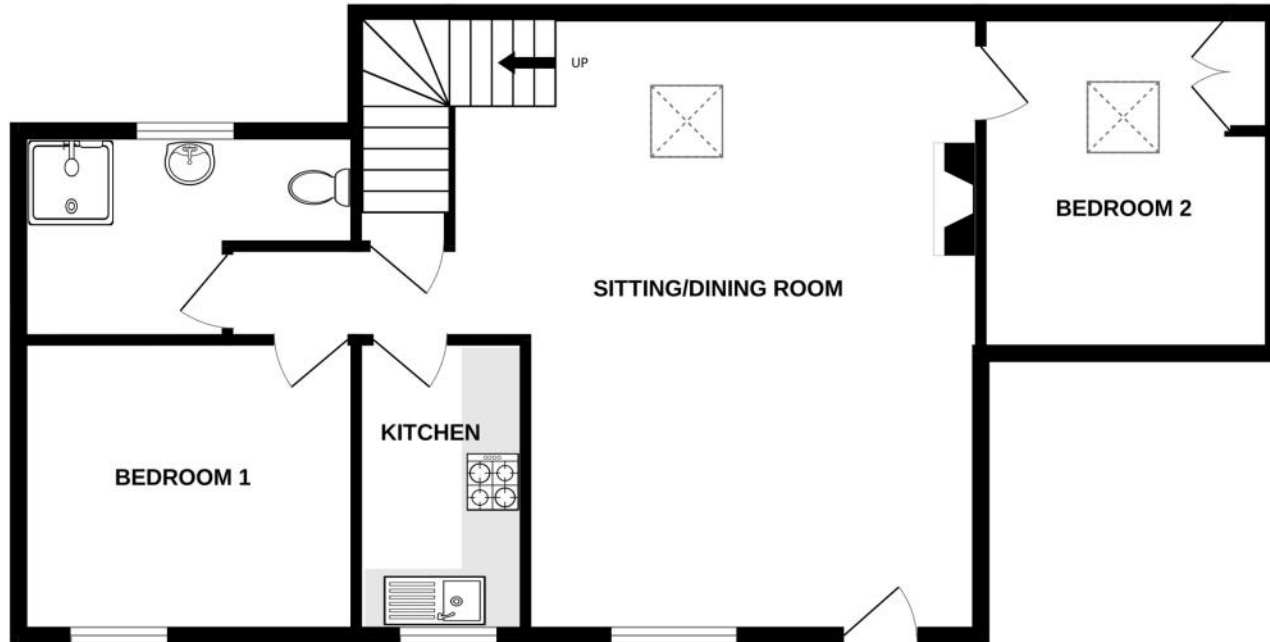
Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

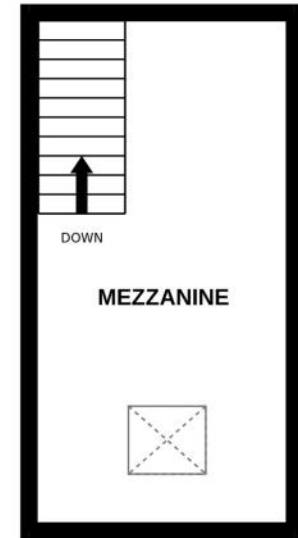
All our properties can be seen on the internet at
www.pointens.co.uk, www.rightmove.co.uk and
www.onthemarket.com



GROUND FLOOR
757 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
159 sq.ft. (14.8 sq.m.) approx.



3 BUTLANDS CLOSE, BINHAM NR21 0DR

TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

