



11 Buttlands Close, Binham

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The Property

The property offered for let is a well presented barn conversion situated just off the centre of this popular village in a small, select development of similar properties. This unique barn conversion has well appointed accommodation comprising a dining hall and a triple aspect sitting room with a well fitted out kitchen. An inner hall leads a bedroom, a shower room and a separate W.C. A first floor landing leads to two further bedrooms. Outside, there are well tended communal garden areas which are mostly laid to lawn with various inset flower and shrub beds and patio areas for use of the residents. A short distance away is a cart shed style garage for one car.

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. The property will then be found on your left hand side.

Accommodation

The accommodation comprises:

Front door, leading to -

Hall/Dining Room (16' x 10'1)

Staircase to first floor with cupboards under. Modern electric radiator.

Sitting Room (14'10 x 13', triple aspect)

Red brick mock fireplace, modern electric radiator. Beamed ceiling.

Kitchen (9'2 x 6'7)

Range of fitted base units with work surfaces over. Inset single drainer sink unit with mixer tap. Fitted oven with extractor hood over. Washing machine, dishwasher. Tiled splashbacks, range of matching wall units. Microwave. Ceiling beams.

Inner Hall, leading to -

Bedroom One (13'2 x 10')

Built in cupboard. Table. Modern electric radiator. Ceiling beams.

Shower Room

Fitted shower cubicle. Vanity unit with basin over. W.C., heated towel rail. Electric shaver point.

Separate W.C.

W.C.

First Floor

Landing

Airing cupboard.

Bedroom Two (11'4 x 10')

Modern electric radiator. Fitted cupboard.

Bedroom Three (14'3 x 9')

Vanity unit with basin over. Modern electric radiator. Fitted cupboard. Views to Binham Priory.

Curtilage

Set within this small complex, there are communal grounds for the use of all residents with a lockable bike store/drying room and an open fronted single bay cart shed (20'10 x 9'7) providing parking for one vehicle.

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.

General Information

Rent: £1200 per calendar month payable in advance.

Damages Deposit: £1384.00 refunded at the end of the tenancy if no claim is justified.

Council Tax Band: C

Services: Water is on a bore hole. The tenant will be responsible for all services, including council tax.

Local Authority: North Norfolk District Council, 01263 513811

References Required: Bank, employment and present or previous landlord, if applicable. We also conduct a credit check.

Fees: There will be a £275 holding deposit, which will be refunded from the first month's rent. Tenants should arrange their own contents insurance.

Availability: The property is available from march 2024

Type and length of tenancy: Furnished/Unfurnished assured short hold tenancy, initially 12 months.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Pets will be considered.

Viewing: Strictly via the sole agents, Pointens Estate Agents.

Telephone 01263 711880.

Ref: H 313133L

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Independent Estate Agents

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