



THE STORY OF

14 Windmill Hill

Great Bircham, Norfolk

SOWERBYS



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14 Windmill Hill

Great Bircham, Norfolk
PE31 6SW

Large Detached Brick and Flint Fronted Home

Four Large Double Bedrooms

Three Bathrooms, Including Two En-Suites

Field Views to the Rear

Large Integral Garage

Front to Back Sitting Room with
Wood Burning Stove

Wonderful Rear Garden Room
with Views Over the Fields

Four Reception Rooms with Additional
Study and Utility Room

End of Cul-de-Sac Position in the
Village of Great Bircham

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Space, light and a wonderful sense of openness combine beautifully at this impressive, detached home, quietly positioned at the end of a cul-de-sac with far-reaching field views to the rear.

Built approximately 25 years ago and presented to an immaculate, move-in-ready standard, 14 Windmill Hill offers around 2,264 sq. ft. of exceptionally well-proportioned accommodation, providing the scale and flexibility that modern family life demands.

The property makes an immediate impression with its attractive brick and flint frontage, generous off-street parking and the considerable benefit of a very large integral garage. Step inside and the sense of space continues, with a particularly generous entrance hall creating a welcoming introduction to the home.

At the heart of the ground floor is a wonderfully spacious front-to-back sitting room, with a wood-burning stove positioned centrally. Windows on three elevations flood the room with natural light, while the generous proportions make it an ideal space for both relaxed family evenings and entertaining.

To the rear, a superb purpose-built garden room adds another dimension to the accommodation. This is far more than a seasonal conservatory; it is a properly constructed additional living space with a pin tiled roof and extensive sliding glazing to both the doors and windows. In warmer months, the room can be opened up almost entirely to embrace the garden, while in cooler weather it can be closed down to provide a comfortable additional room throughout much of the year. It is a brilliant space for entertaining, working from home, enjoying a morning coffee or simply making the most of the outlook.





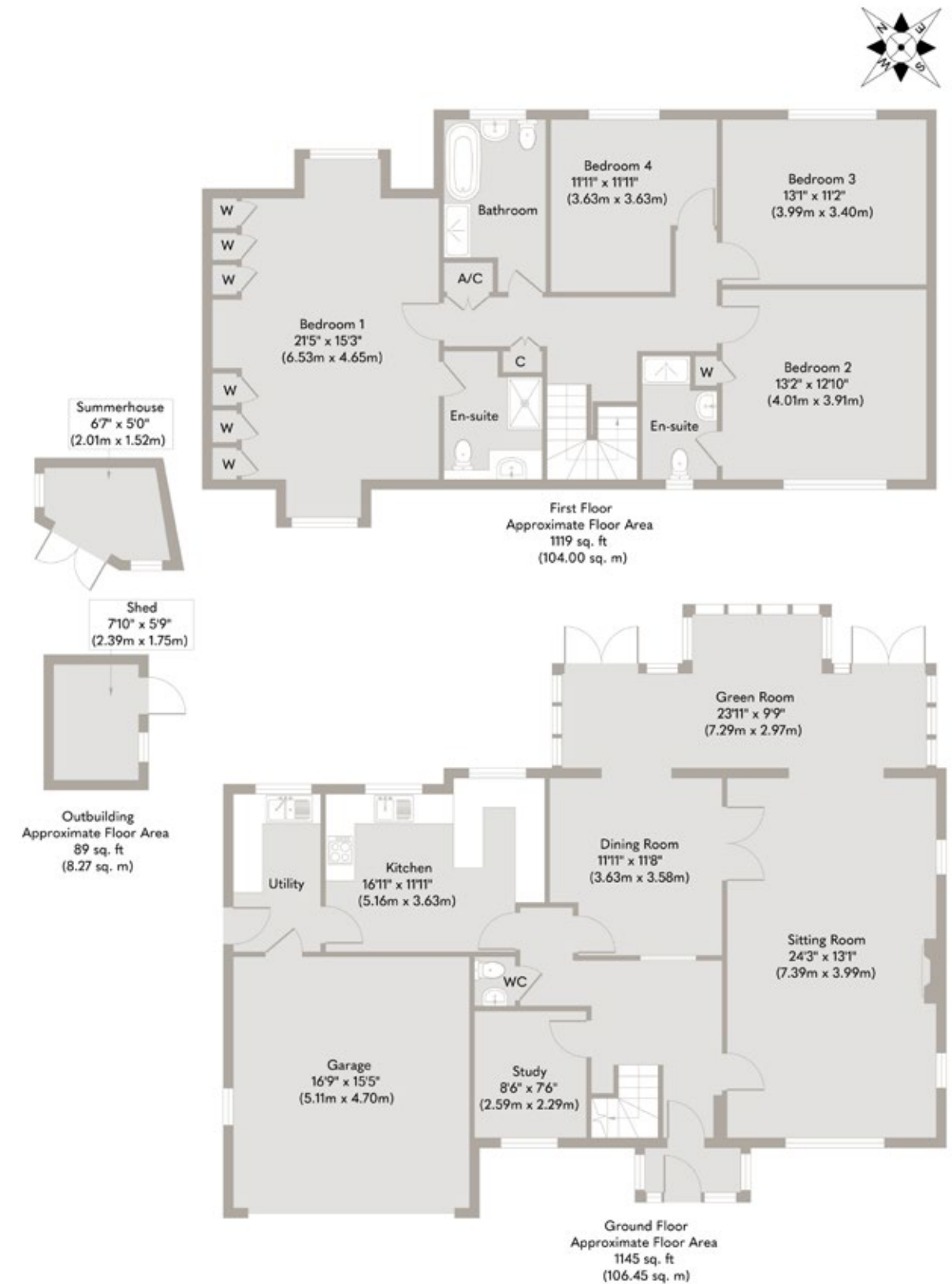
This has been an excellent family home and its in easy reach to King's Lynn, Fakenham and the coast.



Upstairs, the accommodation is equally impressive, with four excellent double bedrooms, two of which benefit from their own en-suite shower rooms, alongside a well-appointed family bathroom. There is space for everyone, whether that means children having their own rooms, accommodating visiting family and friends, or creating dedicated home-working or hobby space.

Outside, the rear garden enjoys a particularly lovely open outlook across adjoining fields, giving the property a feeling of space and privacy that is increasingly difficult to find. The combination of the garden room, generous accommodation and countryside views makes the outside space a natural extension of the home.

Immaculately presented, generously proportioned and ready to move straight into, 14 Windmill Hill is a superb family home offering an exceptional amount of space, beautiful field views and the flexibility to grow with its owners.



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 Bircham villages - Great Bircham, Bircham Newton and Bircham Tofts - sit close to the Sandringham Estate and around seven miles from the North Norfolk coast, offering a rural setting with easy access to both coastline and countryside.

Great Bircham provides a well-served village hub with a farm shop and deli, St Mary's Church, and The King's Head, a well-regarded coaching inn with restaurant. One of the area's most distinctive landmarks is the restored Great Bircham Windmill, a working heritage windmill open to visitors. The site includes a tea room, bakery, gift shop, cycle hire and small visitor farm, and allows access up the tower for views across the surrounding countryside when the sails are turning.

Bircham Newton is home to All Saints' Church, noted for its small and historic character, alongside a private trout fishery offering coarse and fly fishing in a peaceful rural setting. The parish also has historical links to Nelson's family through Horatia Nelson and the former rectory at Church Farm.

Bircham Tofts, recorded in the Domesday Book, reflects the area's long agricultural history and forms part of the wider parish structure alongside Bircham Newton.

For wider amenities, the village is within easy reach of King's Lynn, which provides a full range of shopping, leisure and transport links. King's Lynn railway station offers direct services to Cambridge and London King's Cross via Greater Anglia, making the area suitable for commuting while enjoying a rural lifestyle.

The North Norfolk coast, Sandringham Estate and surrounding countryside provide extensive opportunities for walking, cycling, wildlife watching and visiting nearby coastal villages such as Brancaster, Burnham Market and Hunstanton.



Note from the Vendor



Field views

“We love the peaceful end-of-cul-de-sac setting, backing onto open fields.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2110-3050-2205-5755-8204

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: ///travel.pockets.distorts

AGENT NOTE

Some images used have been virtually staged/enhanced using computer generated imagery to show how the property could look once furnished, and are for representative purposes only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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