



Apple Garth & Apple Barn  
Langham Road | Binham | Norfolk | NR21 0DN

# STREAM AND SOLITUDE



A chalk stream winds quietly through two acres of garden and woodland, crossed by a timber footbridge and alive with trout, herons and kingfishers.

Tucked away at the peaceful end of a North Norfolk conservation village, this wonderful lifestyle property pairs a flexible family home with a self-contained annexe and a profitable holiday let and there isn't a single neighbouring window in sight!



# KEY FEATURES

- A Detached Family Home with a Self-Contained Annexe and Separate Holiday Let Providing Income
- Approximately Two Acres of Garden and Woodland
- Chalk Stream with Footbridge and Ornamental Pond
- Three Bedrooms with a Study/Fourth Bedroom in Main House
- Three Bath/Shower Rooms
- Bespoke Made-to-Measure Kitchen by Tenacity Interiors
- Summer House with Power and Light
- Two Garages, Workshop and Ample Drive Parking for 7-8 Vehicles
- Edge-of-Village Position within an Area of Outstanding Natural Beauty
- Total Accommodation extends to 3,246 sq.ft
- **Energy Rating: NEEDS NEW EPC's**

Few homes combine this much privacy with a ready-made income and the flexibility to accommodate more than one generation. Apple Garth is a compelling opportunity for buyers who want the North Norfolk coast within easy reach yet the seclusion of their own small estate.

## A Dream Location

"Location, perfectly positioned between Wells-next-the-Sea, Holt and Blakeney but away from the summer tourists and close enough to enjoy the coast," the owners said when asked what first drew them to the property. The grounds came with an established holiday let, which they took on as a going concern, keen to grow the business and meet new people, while the village itself – with its hall and pub – offered everyday life close at hand and their position at the end of it gave them privacy. Binham is a conservation village set around a wide green at the heart of North Norfolk, recorded in the Domesday Book of 1086 and known for its medieval cross and its many historic houses. Presiding over the northern end of the village is Binham Priory, the partly ruined remains of a Benedictine house founded in 1091 and now in the care of English Heritage. Apple Garth occupies a generous plot on Langham Road towards the village edge, the main house joined by an annexe and, across the gardens, a second building given over to holiday letting.

## Room By Room

An entrance hall opens into accommodation that the owners have reshaped to suit the way they live, so the house reveals itself less as a row of rooms than as a series of connected spaces. At its heart is an L-shaped kitchen, dining and family room with a bespoke made-to-measure kitchen and with an adjacent sunroom with glazed roof. The formal sitting room, warmed by a wood burner, sits to one side, with a snug dining room close by for quieter evenings. The ground floor also holds a comfortable double bedroom and a study that doubles as a fourth bedroom, together with a family bathroom.





# KEY FEATURES

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Upstairs, the extended landing makes a light place to pause before two further double bedrooms, one with an en-suite and the second served by the family bathroom. "The previous owners extended the upstairs landing area to provide a generous seating area which is perfect for relaxing with a book and for looking over the gardens," the owners noted, a thoughtful addition to the main property that survives as one of its quieter pleasures.

## Improvements and Refinements

Across their five years here the owners have reworked the internal layout, opening up and rearranging the ground floor so that the kitchen, dining and family space now forms the natural centre of the home. The kitchen itself is a bespoke made-to-measure design by Tenacity Interiors of Great Massingham and includes integrated Siemens appliances. The holiday let, taken on as a going concern, has been kept running as an established and well-regarded letting business.

## Privacy and Flexibility

What sets the property apart, more than any single room, is its privacy. "It is surrounded on all sides by the gardens and whilst we have neighbours, no other properties can be seen from the windows in all directions," the owners said, adding that the setting is "very quiet with very low levels of traffic passing the property." There is flexibility, too. "The property also has an unusual layout affording it flexibility and different areas to relax depending upon how you are feeling," the owners explained, describing a home that adapts to the mood of the day.

## The Grounds

"The garden covers approximately 2 acres and is split between a formal area and an area we have left to nature," the owners said. Mature trees stand throughout the grounds and a chalk stream winds through before joining the River Stiffkey at Warham, with a footbridge crossing the water and an ornamental pond nearby. The wildlife is part of the everyday rhythm. "We are visited daily by deer and muntjac, pheasants and a whole variety of other birds including mallards, cormorants, herons and kingfishers," the owners remarked, noting that there are even trout in the stream. It is a setting that shapes daily life here.

A summer house, connected to electricity, sits among the planting and is, the owners said, "perfect for entertaining" and garden parties. The gravel driveway provides ample parking for seven or eight vehicles.



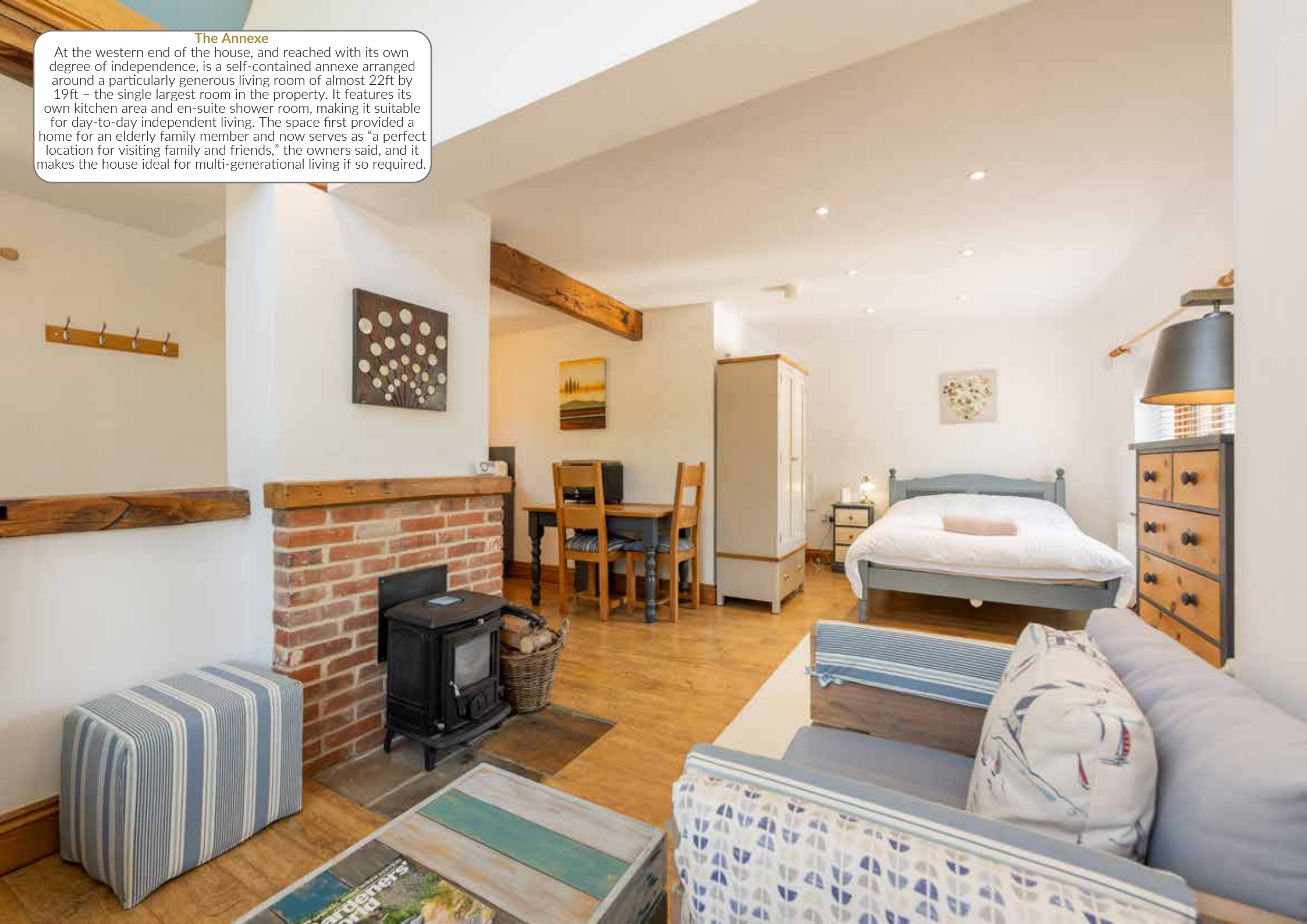






### The Annexe

At the western end of the house, and reached with its own degree of independence, is a self-contained annexe arranged around a particularly generous living room of almost 22ft by 19ft – the single largest room in the property. It features its own kitchen area and en-suite shower room, making it suitable for day-to-day independent living. The space first provided a home for an elderly family member and now serves as “a perfect location for visiting family and friends,” the owners said, and it makes the house ideal for multi-generational living if so required.











### **The Apple Barn Holiday Let**

Set within the grounds but kept a comfortable distance from the house, the two-storey Apple Barn earns its keep as an established holiday let. Its ground floor holds two lockable garages and a workshop, along with an undercover kennel, a log store and bin storage, while an external staircase climbs to the first-floor apartment and its balcony, which looks out over the gardens and stream. Inside, the apartment is arranged as open-plan living with a kitchen, a dining and sitting area, a double bedroom and a shower room. It is run with little fuss.

“The holiday let involves minimal work,” the owners said, the day-to-day amounting to meeting and greeting guests and cleaning between stays, while an agent handles every booking. It is, in their words, “profitable and provides a useful income,” and, sitting far enough from the main house, it keeps both owners and guests private.















# INFORMATION

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## On The Doorstep

Binham is a picturesque conservation village with a strong community spirit, its wide green ringed by historic houses. Across the green is a well-used village hall and The Chequers Inn, a Grade II listed 17th-century pub serving food and local ales. The Priory holds classical music concerts through the summer and, attached to it, The Parlour serves meals from a converted milking shed and sells raw milk, ice creams and the local Binham Blue cheese. The celebrated North Norfolk coast, an Area of Outstanding Natural Beauty, lies almost on the doorstep, with the sweeping sands of Holkham, the seal-watching trips at Blakeney's National Nature Reserve and the quayside villages of the coast road all within an easy drive. The Georgian market town of Holt, with its independent boutiques and restaurants, is a short journey away.

## How Far Is It To?

The village amenities are on the doorstep, with Wells-next-the-Sea around 6 miles to the north-west and the market towns of Holt and Fakenham at respectively 7 and 10 miles away. The owners put Blakeney at about five minutes by car and Holkham beach at around ten. The nearest railway station is at Sheringham, on the Bittern Line to Norwich, while King's Lynn offers direct services to London King's Cross via Cambridge and Ely. Norwich, with its cathedral, shopping and direct trains to London Liverpool Street in around an hour and fifty minutes, is some 31 miles distant and about 50 minutes by road, and the city's international airport provides onward connections via Amsterdam.

## Directions

From Fakenham, leave the town heading on the A148 and after 5.9 miles turn left into Thursford Road as signposted to the Thursford Collection. Continue as this becomes The St and eventually Binham Road heading towards Binham village. In the village, continue on Front Street and Langham Road, and as this latter road curves to the right, the property will shortly be found on the left hand side.

## Services, District Council and Freehold Tenure

Oil-Fired Central Heating to the Main House, Electric Storage Heating to the Holiday Let, Mains Water, Private Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
North Norfolk District Council - Council Tax Band: E

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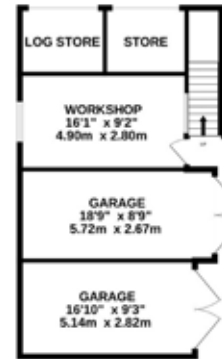
GROUND FLOOR  
1433 sq.ft. (131.7 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.1 sq.m.) approx.



GARAGE AND WORKSHOP  
611 sq.ft. (56.6 sq.m.) approx.



THE APPLE BARN  
489 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 3246 sq.ft. (301.6 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.  
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# FINE & COUNTRY

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