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THE STORY OF
8 Hindringham Road
Binham, Norfolk

SOWERBYS



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8 Hindringham Road

Binham, Fakenham, Norfolk
NR21 0DL

Charming Period One Bedroom
Cottage with Delightful Garden

No Onward Chain and On-Street Parking

Situated in the Highly Desirable
Village of Binham

Beautifully Renovated and
Modernised Throughout

Extended Accommodation with
Orangery-Style Rear Addition

Cosy Sitting Room with Log Burner

Field Views to the Front and Surrounding
Countryside Outlooks

Spacious Kitchen/Dining room
Ideal for Modern Living

Generous Principal Bedroom
and First Floor Bathroom

Bespoke and Architect Designed
One Bedroom Annexe

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This sweet and characterful home has been thoughtfully modernised and comprehensively renovated by the current owners, who have also extended the property to create a stylish and highly functional living space, perfectly suited to modern-day living while retaining its cosy cottage appeal.

The accommodation begins with a welcoming and cosy sitting room, full of warmth and character, featuring a log burner and enjoying lovely views across the fields to the front. To the rear, the property opens into a spacious kitchen/dining room, designed as the heart of the home. Enhanced by a small orangery-style extension, this bright and practical space offers excellent room for cooking, dining and everyday living, with direct access to the outside. A convenient downstairs WC completes the ground floor.

Upstairs, there is a generous principal bedroom along with a well-appointed bathroom, creating a comfortable and elegant first-floor retreat. Outside, the property continues to impress. The delightful cottage garden, found at the end of the garden path, is a truly special feature — a glorious and peaceful haven enjoying beautiful open field vistas from every angle. It is an idyllic spot for relaxing, entertaining, or simply enjoying the surrounding countryside.

Within the garden sits a highly versatile detached one-bedroom bespoke and architect designed annexe, offering excellent additional accommodation. Comprising a bedroom and bathroom, this wonderful detached space could serve a variety of purposes including guest accommodation, a studio, creative workspace, or garden office, subject to any necessary consents.

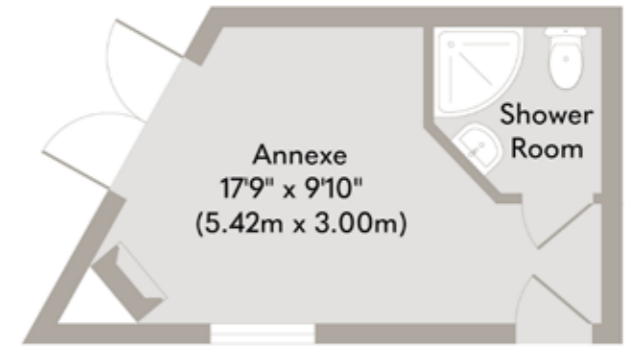
Further benefits include on-street parking and the significant advantage of being offered with no onward chain. A rare opportunity to acquire a beautifully renovated cottage with annexe in one of North Norfolk's most desirable villages.



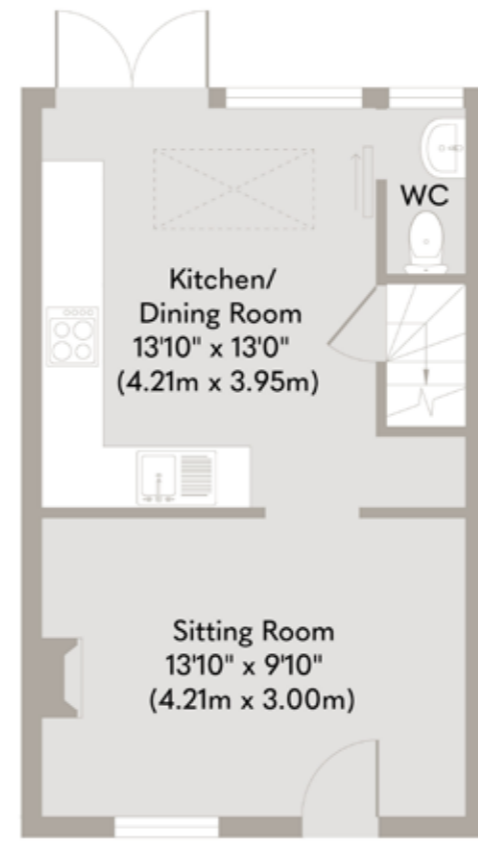


An idyllic spot for relaxing, entertaining, or simply enjoying the surrounding countryside.

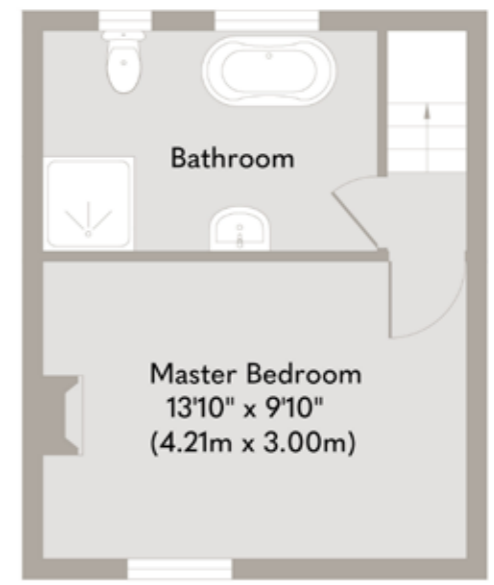




Annexe
Approximate Floor Area
146 sq. ft
(13.56 sq. m)



Ground Floor
Approximate Floor Area
321 sq. ft
(29.77 sq. m)



First Floor
Approximate Floor Area
239 sq. ft
(22.17 sq. m)

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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Binham

HISTORIC VILLAGE WITH CHARM
AND ADVENTURE NEARBY AT WELLS

Binham is a charming North Norfolk village known for its rich heritage, strong community feel and easy access to coast and countryside. Situated 4 miles south of Wells-next-the-Sea, 5 miles west of Holt, and around 26 miles north-west of Norwich, it offers an appealing balance of rural living with proximity to some of the region's most loved destinations.

At the heart of the village stands the impressive 12th-century Binham Priory, a landmark that shapes the village's character and provides a beautiful backdrop for walks and seasonal events. The village is home to the well-regarded Binham Stores & Post Office, known for its local produce, artisan cheeses and everyday essentials. The Chequers Inn, a classic Norfolk pub, offers excellent food, a welcoming atmosphere and a social hub for both residents and visitors.

The surrounding countryside is perfect for walking and cycling, with quiet lanes, open farmland and sweeping views typical of North Norfolk. The coast is just minutes away, offering sandy beaches, salt marshes and wildlife-rich shoreline at Stiffkey and Wells, making coastal adventures part of everyday life.

Nearby Holt provides a wide selection of boutiques, eateries, galleries and services, while Wells-next-the-Sea offers seaside charm, harbour walks and award-winning fish and chips. Norwich is within comfortable reach for theatre, dining, major shopping and mainline rail.



Note from Sowerbys



“Perfectly suited to modern-day living while retaining its cosy cottage appeal.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 2161-1728-5465-1119-1401.

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: ///towels.scorpions.structure

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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