



10 Buttlands Close, Binham
Offers in Excess of £350,000

**BELTON
DUFFEY**

10 Buttlands Close

Binham,
Norfolk, NR21 0DR



A beautifully presented semi detached barn conversion of quality and character with communal gardens and carport, all in premier village setting

DESCRIPTION

Pleasantly situated in the heart of this coastal gateway village in a quiet traffic free location amidst well tended common gardens this spacious barn conversion offers versatile accommodation of character over two levels, covered private parking for one vehicle and ample visitor/guest parking.

The accommodation includes a lovely vaulted and beamed living room with an exposed brick and flint wall, fireplace and wood burner, fitted kitchen, inner hall, bathroom, two ground floor bedrooms and on the first floor a galleried landing, principal bedroom, en-suite WC and eaves storage cupboard.

The property sits within well tended mature common gardens and further benefits from a private covered carport and ample visitor/guest parking.

10 Buttlands Close is currently a much cherished personal holiday home and is being sold with no onward chain.

GROUND FLOOR

A half-glazed front door leads to the stunning vaulted and beamed dual aspect living room with feature exposed brick and flint gable end wall with inset fireplace housing a wood burner. The staircase rises from the living room to the galleried landing and a brick archway leads into the rear aspect fitted kitchen with Shaker style fitted units and wood block worksurfaces. An inner hall gives access to the bathroom and two bedrooms.

FIRST FLOOR

The galleried landing overlooks the living room and doubles up as an occasional bedroom, as required. This leads to the main/principal bedroom which has an en-suite WC and large eaves storage cupboard.



what3words: llcinemas.trail.geese

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

The property stands in well tended mature common grounds which are mainly laid to lawn with landscaped seating areas and have inset mature trees and shrub beds. Residents enjoy the use of a private/numbered carport and there is additional hardstanding for guests or visitors.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Electric heating. EPC Rating Band TBC.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C.

TENURE

This property is for sale Freehold.

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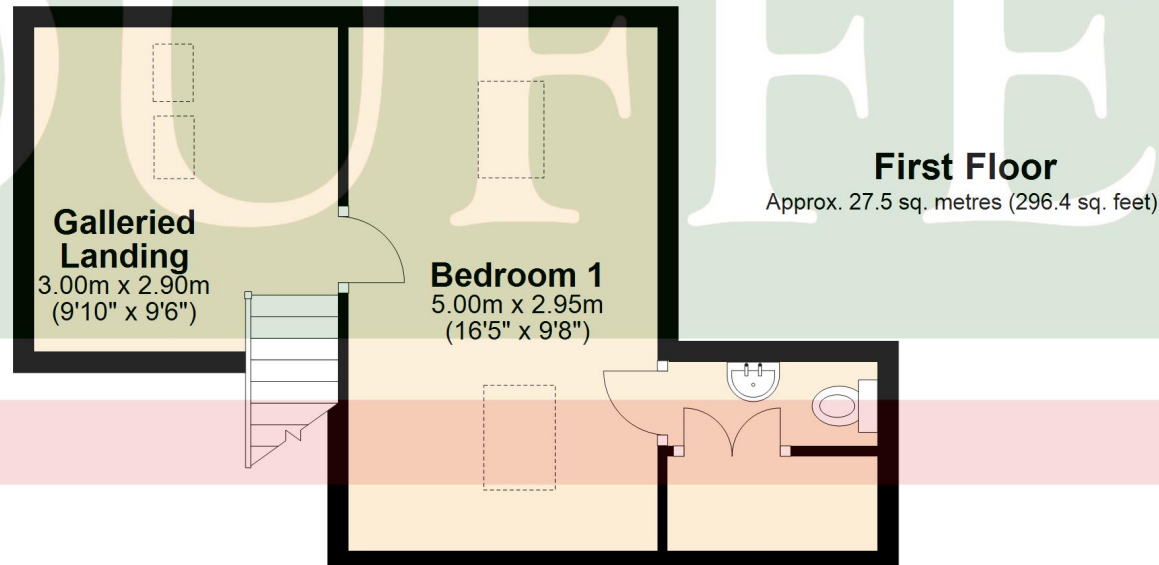
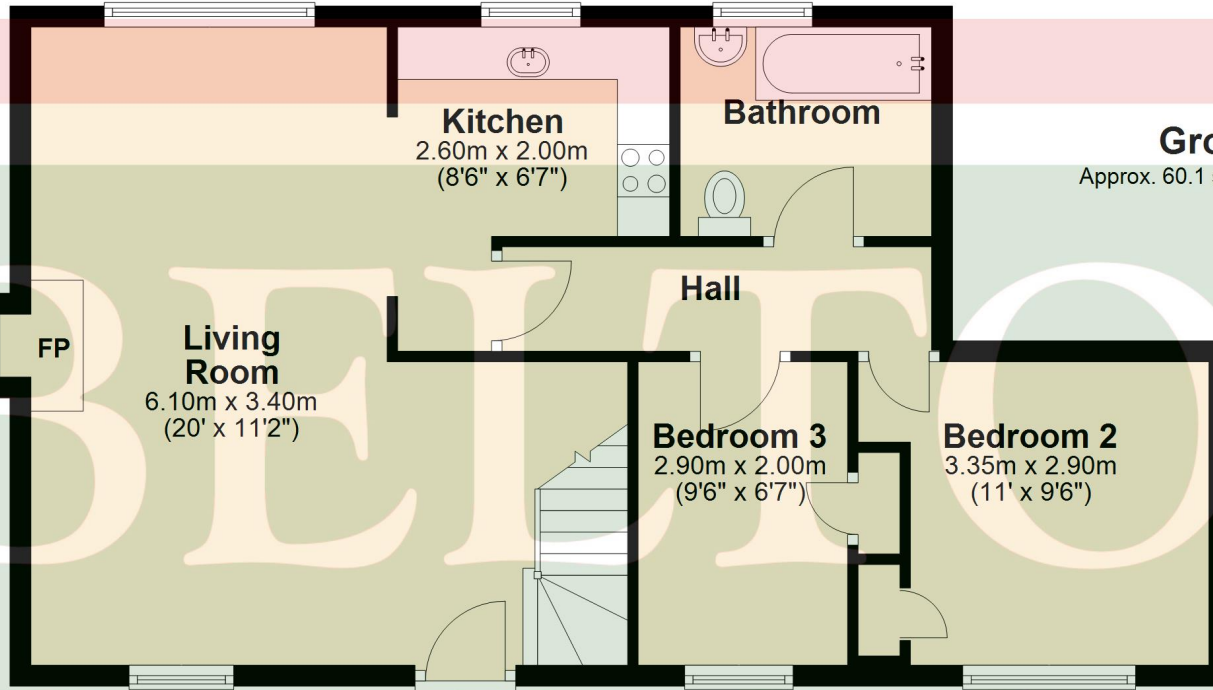


SITUATION

Binham is a most attractive, historical village with its atmospheric Benedictine Priory ruins. Many of the village's cottages were built with stones from the ruins and, today, the Priory hosts summer concerts which make the most of the amazing acoustics. The village has village stores, village hall, a popular cafe, The Parlour, and a celebrated inn, The Chequers.

The towns of Wells-next-the-Sea, Holt and Fakenham are in close proximity and the Cathedral city of Norwich is also within easy motoring distance. Wells-next-the-Sea, a Georgian seaside town, is some 4 miles away and has many amenities and leisure activities on offer in the town or close by in the neighbouring coastal villages including, sailing, bird watching, walking, first class accommodation and restaurants, nursery, primary and secondary schools, doctor's surgery and a full range of shops.

4 miles to the east, the Georgian market town of Holt offers an amazing array of independent shops and businesses, art galleries, cafes and pubs and the Auden Theatre which hosts a wide array of different productions throughout the year.



Total area: approx. 87.7 sq. metres (943.5 sq. feet)



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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