



**Oystercatcher, Binham**  
**Offers in Excess of £750,000**

**BELTON DUFFEY**



# OYSTERCATCHER, 11 LEEDERS PIGHTLE, BINHAM, NORFOLK, NR21 0FA

A superb detached family house built circa 2020 with spacious 4 bedroom, 3 bathroom accommodation over 3 storeys, carport, garage and gardens.

## DESCRIPTION

Oystercatcher is a superb detached family house built circa 2020 on an exclusive development in the popular village of Binham in the heart of rural north Norfolk just 4 miles from the coast at Wells-next-the-Sea. The property is situated on the edge of the development backing onto farmland with fine far reaching views from the upstairs rooms over neighbouring countryside towards the sea beyond. Set back from the cul de sac behind a small walled front garden, the property has an attractively landscaped garden to the rear with a garage, car port and additional parking space.

The accommodation is laid out over 3 storeys and beautifully presented in neutral tones with high quality fixtures and fittings. To the ground floor, a spacious entrance hall leads to an impressive partly vaulted open plan kitchen/dining/living room with a separate utility, cloakroom and an en suite bedroom. The first floor sitting room is galleried to the living space below with an exposed flue wood burning stove and the principal bedroom across the landing with a dressing room and en suite shower room. There are 2 further double bedrooms to the second floor and a family bathroom.

Further benefits include LPG-fired underfloor heating to the ground floor and radiators upstairs, double glazed sash windows and the remainder of a 10 year NHBC warranty. Please note that there is a modest annual service charge payable (£36.28 in 2022/23) which covers communal grounds maintenance.

## 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, petrol station, village hall, newly opened cafe, The Parlour, and a popular 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. Holt is also home to the well respected Gresham's independent school.

## PORCH

An oak framed porch with a tiled roof and outside lighting leads from the front of the property with a partly glazed composite door leading into:



## **ENTRANCE HALL**

Spacious L-shaped entrance hall with space for freestanding furniture, coat hooks and shoe storage etc. Recessed coir doormat, tiled floor and a staircase leading up to the first floor landing.

## **CLOAKROOM**

Wall mounted wash basin, WC, tiled floor and splashback, extractor fan and a window to the front with obscured glass.

## **OPEN PLAN KITCHEN/DINING/LIVING ROOM**

8.32m x 3.75m (27' 4" x 12' 4")

An impressive bright and airy open plan room which is the focal point of the property. Tiled floor, recessed ceiling lights and wall lights. Comprising:  
KITCHEN AREA

A range of off white Shaker style base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Breakfast bar with space under for stools, wine rack. Integrated appliances including a double oven and ceramic hob with a glass and stainless steel extractor hood over, fridge, freezer and wine fridge. Space for a dishwasher, window to the front. Open plan to:

DINING/LIVING AREA

Ample room for a dining table and chairs and a sofa etc with a full height vaulted ceiling above the living area galleried to the first floor sitting room. Deep understairs storage cupboard, small window to the side and full height 2 storey windows overlooking the rear garden with 2 sets of French doors leading outside.

## **UTILITY ROOM**

A range of off white Shaker style base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Space and plumbing for a washing machine, airing cupboard housing the hot water cylinder, tiled floor, extractor fan and a window to the front.

## **BEDROOM 4**

3.35m x 2.65m (11' 0" x 8' 8")

Window overlooking the rear garden and a door leading into:

## **EN SUITE SHOWER ROOM**

A white suite comprising a shower cubicle with a chrome mixer shower, wall mounted wash basin with a tiled splashback, WC. Tiled floor and extractor fan.

## **FIRST FLOOR LANDING**

Space for freestanding furniture in front of a south facing window to the front of the property. Staircase leading up to the second floor landing, door to bedroom 1 and a door with a glazed panel to the side leading into:



## **SITTING ROOM**

5.58m x 3.75m (18' 4" x 12' 4")

Another bright and airy living space with double aspect windows to the front and overlooking the rear garden and countryside beyond. Wood burning stove with an exposed flue on a stone hearth, glass ballustrade galleried to the living area below and timber panelled walls up to dado rail height.

## **BEDROOM 1**

3.75m x 3.54m (12' 4" x 11' 7")

Wall lights to both sides of the bed space, window to the front and a door leading into:

## **DRESSING ROOM**

Space for freestanding furniture, window to the side and a door leading into:

## **EN SUITE SHOWER ROOM**

A white suite comprising a shower cubicle with a chrome mixer shower, laminate worktop incorporating a wash basin with a tiled splashback, WC. Tiled floor, chrome towel radiator, extractor fan and a window to the rear with obscured glass.

## **SECOND FLOOR LANDING**

Loft hatch and doors to bedrooms 2 and 3 and the family bathroom.

## **BEDROOM 2**

5.44m x 3.81m (17' 10" x 12' 6")

Double aspect dormer windows to the front and overlooking the rear garden with fine far reaching countryside views towards the sea beyond.

## **BEDROOM 3**

5.44m x 3.76m (17' 10" x 12' 4")

Double aspect dormer windows to the front and overlooking the rear garden with fine far reaching countryside views towards the sea beyond.

## **BATHROOM**

A white suite comprising a panelled bath, pedestal wash basin and WC. Tiled floor, chrome towel radiator, extractor fan and a dormer window to the front with obscured glass.





## **OUTSIDE**

Oystercatcher is set back from the cul-de-sac behind a low brick wall with an opening onto a sandstone pathway to the front porch. There are small lawns to both sides of the pathway planted with low hedging and lavender.

A tall pedestrian gate to the side of the property leads to the attractively landscaped rear garden which comprises an extensive sandstone paved terrace opening out from the living area with a lawn beyond and well stocked perimeter borders. Outside tap and lighting, tall fenced boundaries and a tall pedestrian gate leading to the garage, car port and parking.

## **GARAGE**

5.81m x 2.95m (19' 1" x 9' 8")

Timber up and over door to the front, power and light.

## **CAR PORT**

5.81m x 2.72m (19' 1" x 8' 11")

Oak framed car port attached to the garage with a tiled roof and a further parking space to the side.

## **DIRECTIONS**

From Wells-next-the-Sea, take the A149 out of town towards Cromer. At the Gallery Plus junction, fork right towards Walsingham and continue out into open country for approximately 1 1/2 miles and take the left hand turning signposted Warham. Continue through the village of Warham and on into Binham. Pass the Priory ruins on the left and, after approximately 200 yards, turn right at the crossroads onto Front Street. Continue through the village and take the last turning on the right onto Walsingham Road and the next right into Leeders Pightle where you will see Oystercatcher, number 11, further up on the left-hand side.

## **OTHER INFORMATION**

The development has its own private sewage system and LPG gas supply. The property has mains electricity and water with LPG-fired underfloor heating to the ground floor and radiators upstairs. EPC Rating Band C.

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

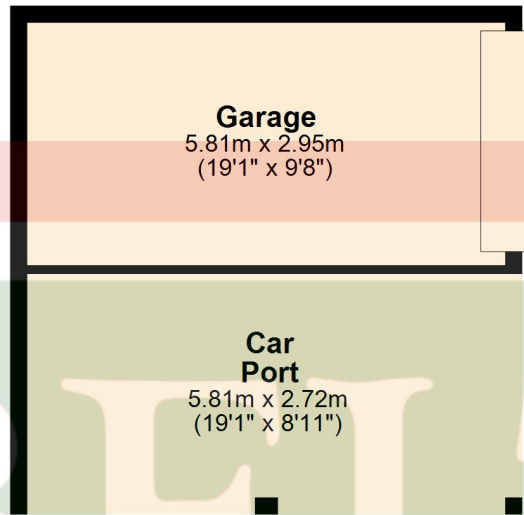
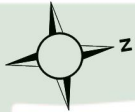
## **TENURE**

This property is for sale Freehold.

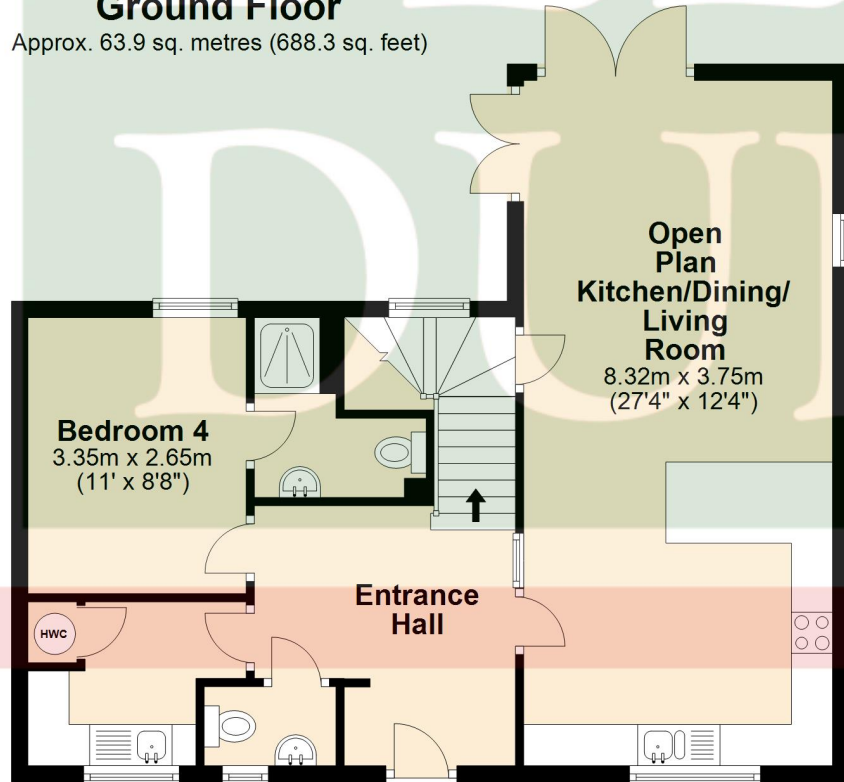
## **VIEWING**

Strictly by appointment with the agent.

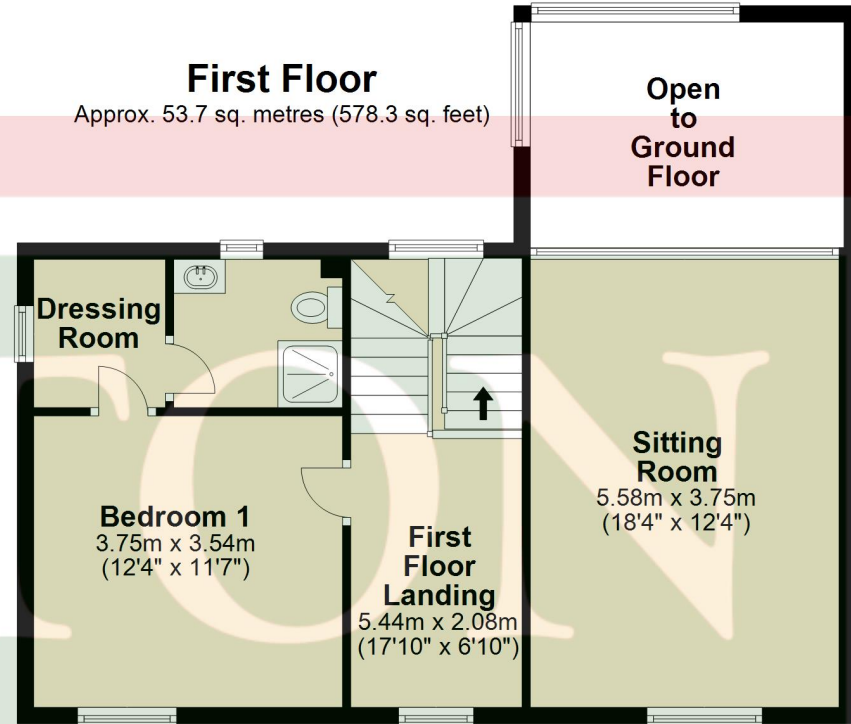




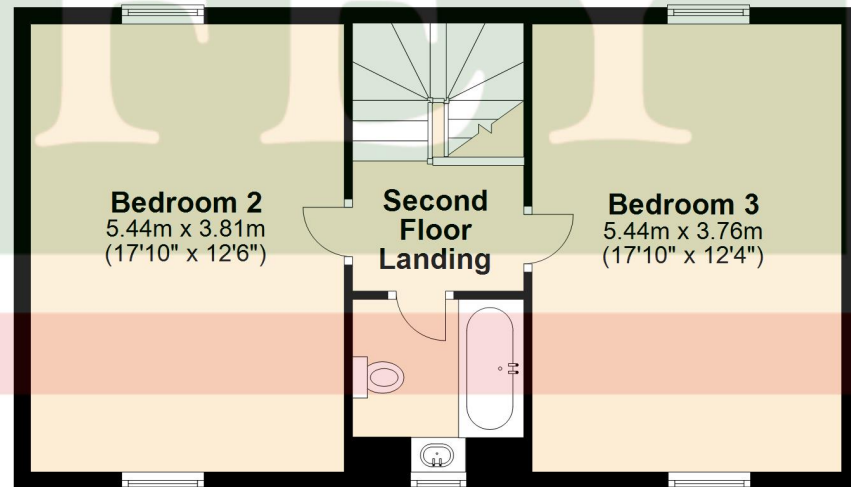
**Ground Floor**  
Approx. 63.9 sq. metres (688.3 sq. feet)



**First Floor**  
Approx. 53.7 sq. metres (578.3 sq. feet)



**Second Floor**  
Approx. 53.6 sq. metres (576.8 sq. feet)



Total area: approx. 171.3 sq. metres (1843.4 sq. feet)



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