



**Woods End Cottage, Binham**  
**Guide Price £310,000**

# WOODS END COTTAGE, 10 HINDRINGHAM ROAD, BINHAM, NORFOLK, NR21 0DL

A charming end terrace period cottage with spacious 3 bedroom accommodation, good sized gardens, off-street parking and countryside views. No onward chain.

## DESCRIPTION

Woods End Cottage is an end terrace period cottage pleasantly situated on the edge of the ever popular north Norfolk village of Binham with stunning views over neighbouring countryside. The property has extended spacious ground floor accommodation comprising an entrance hall, sitting room, open plan kitchen/dining room, bedroom and bathroom. Upstairs, the landing leads to 2 further bedrooms. Other notable features include traditional pine ledge and brace doors, a fireplace in the sitting room housing a wood burning stove, part engineered oak and quarry tiled floors with the benefit of UPVC double glazing and an electric boiler providing central heating to radiators.

Outside, there is driveway parking and an attractive good sized cottage style rear garden and countryside views.

Offered for sale with no onward chain, Woods End Cottage is a much loved second home for the current owners and also offers holiday letting potential but would equally suit those buyers looking for a permanent home for a small family or retirees looking to settle in this popular, rural village only 4 miles from the sea.



## **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. Holt is also home to the well respected Gresham's independent school.

## **ENTRANCE HALL**

2.61m x 1.55m (8' 7" x 5' 1")

A glazed UPVC door leads from the front of the property into the entrance hall with a quarry tiled floor and space for coat hooks and shoe storage etc. Radiator, recessed ceiling lights, loft hatch, opening to the sitting room and doors to the ground floor bedroom and bathroom.

## **SITTING ROOM**

4.20m x 3.10m (13' 9" x 10' 2")

Floor to ceiling exposed red brick fireplace housing a wood burning stove on a quarry tile hearth, radiator. Engineered oak flooring, high level display shelf and 2 windows to the front overlooking countryside. Door leading into:

## **KITCHEN**

3.30m x 2.10m (10' 10" x 6' 11")

A range of cream Shaker style wall and base units with solid woodblock worktops incorporating a butler sink with mixer tap, tiled splashbacks. Integrated electric oven and ceramic hob with an extractor hood above, space for a fridge freezer. Quarry tiled floor, halogen spotlights, wall mounted Dimplex heater, 2 understairs storage cupboards, 1 housing the hot water cylinder. Door opening onto the staircase leading up to the first floor landing. Open plan to:

## **DINING ROOM**

3.20m x 2.18m (10' 6" x 7' 2")

Double aspect dining room with a window to the side and sliding UPVC patio doors leading outside to the rear garden. Quarry tiled floor, radiator, wall lights and room for a dining table and chairs.



## **GROUND FLOOR BEDROOM 1**

4.21m x 2.63m (13' 10" x 8' 8")

Triple aspect bedroom with windows to the front and side and sliding UPVC patio doors leading outside the rear garden. Wall lights, radiator.

## **BATHROOM**

1.70m x 1.50m (5' 7" x 4' 11")

A white suite comprising a panelled bath with an electric shower over and shower curtain, pedestal wash basin, WC. Tiled floor and splashbacks, white towel radiator and a window to the rear with obscured glass.

## **FIRST FLOOR LANDING**

Window to the rear and doors to the 2 upstairs bedrooms.

## **BEDROOM 2**

4.23m x 3.00m (13' 11" x 9' 10")

Cupboard housing the electric boiler providing central heating to radiators with hanging space. Radiator and a window to the front with far reaching countryside views.

## **BEDROOM 3**

3.27m x 2.20m (10' 9" x 7' 3")

Radiator, loft hatch and a window overlooking the rear garden.

## **OUTSIDE**

Woods End Cottage is set back a little from the road behind a low hedged boundary with a walkway to the property's front door leading to the entrance hall. A 5 bar gate to the side opens onto a gravelled parking area with space for 2-3 vehicles with a timber shed with power. The attractive cottage style garden beyond comprises a lawn with a paved terrace, mature perimeter borders and an ornamental pond. A brick weave pathway from the rear of the cottage leads to a small brick and flint built woodstore.

## **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. Enter the village of Wighton and take the left fork into the village centre and continue through following the signs to Binham straight ahead. On entering Binham, past the Priory on your left, turn right at the T junction into Front Street, continuing through village and out along Hindringham Road where the property can be found on the edge of the village on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

## OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric boiler providing central heating to radiators. EPC Rating Band F.

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

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.



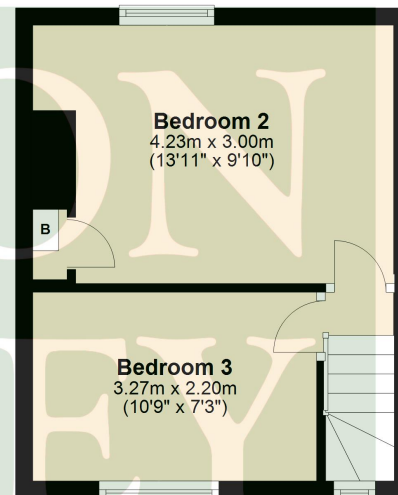
### Ground Floor

Approx. 49.8 sq. metres (535.9 sq. feet)



### First Floor

Approx. 21.7 sq. metres (233.8 sq. feet)



Total area: approx. 71.5 sq. metres (769.8 sq. feet)



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