



2 St. Marys Lane
Langham | Norfolk | NR25 7AF

FINE & COUNTRY

CLOSE TO THE COAST



In the hugely popular village of Langham two miles inland from the celebrated North Norfolk coast and located within a quiet cul-de-sac, you will find this traditionally built brick and flint detached home.

It is beautifully presented throughout with well-proportioned rooms,
and is the perfect permanent family home, weekend retreat or holiday rental opportunity.



KEY FEATURES

- A South-Facing Brick and Flint Detached House situated in the Village of Langham
- Four Bedrooms - One with an En Suite plus a Shower Room
- Kitchen/Breakfast Room with Larder
- Two Reception Rooms plus a Study
- Attached Garage/Workshop and Ample Parking on the Drive
- Large Enclosed Garden with Established Planting and Ornamental Pond
- Easy Walking Distance to Village Centre
- Total Accommodation extends to 2,072 sq.ft.
- Energy Rating: D

The present owner is selling 2 St Marys Lane, his late parents' home purchased by them in 1984. "They were keen birdwatchers and holidayed in Cley in their youth when they lived in the Midlands and always loved the area. As a family we also used to go on holiday in Cley – they birdwatched, we tagged along!"

Character With Comfort

Before actually moving in, the owner's parents put aside a year to make improvements to the property. "They visited most weekends to make sure that the house was how they wanted it. Internally, they remodelled upstairs to add a fourth bedroom and an en-suite. They also converted a downstairs' bathroom into a study and installed a new kitchen." The property is entered via the entrance porch which leads directly into the entrance hall, from which the dual aspect kitchen, dining room, dual aspect living room and study can be accessed. Upstairs there is a large galleried landing from which the principal bedroom with an en-suite and shower room are reached. To the right of the landing the three further bedrooms are to be found. "Even though it was never my home, the house always felt like it was," the owner said. "We had many fantastic family gatherings and my parents enjoyed hosting dinner parties with friends. I held my wedding reception in the garden."

Favourite Spaces

When asked about favourite spaces at the property, the owner replied, "The dining room is stunning and has been a place for many enjoyable dinners with family and friends, but the kitchen was always the hub of the house. Mum would be preparing meals or baking and we would be sat around chatting and relaxing. Their springer spaniel would be lying on the floor hoping they might get some food!"





KEY FEATURES

It is a perfect retirement home for those who still expect the family to visit regularly. There are enough bedrooms to accommodate children and grand-children, and enough room downstairs and outside for everyone to have some space. The location is perfect; it is quiet and peaceful but within easy reach of the more popular spots on the coast. Friends and family will want to come and visit frequently."

The Garden

Shortly after moving in, the owner's father purchased an area of land to the rear, almost doubling the size of the garden and adding an orchard and vegetable plot. "My dad was a keen gardener, so he remodelled the front and back garden, adding borders and a pond to the back and re-modelling the drive at the front. He also learnt bricklaying to build the outside walls and flint borders." Fully enclosed by hedging which makes it very private, the back garden is mainly laid to lawn surrounded by well-stocked flower and shrub borders. In addition to the orchard and ornamental pond, there is a terraced area for entertaining at the far end of the garden. "The garden is truly special," the owner said. "In spring and summer, it is a riot of colour and a lovely, peaceful place to sit and relax, either in the sun, or in shade by the pond. The French windows from the lounge allow a good view onto the garden and you can enjoy the spectacle of a variety of wildlife, including birds, squirrels, hedgehogs and even deer, going about their business. Once he retired, dad would walk around Cley marshes every morning before breakfast, and my parents would frequently drive to various reserves and birdwatching hot spots in the area for days out." In addition to the facilities found in Langham itself with a hotel and The Blue Bell pub, the village is approximately a mile from the beach, so one gets the best of both worlds – access to the beach without being in the midst of summer holidaymakers.

On Leaving

"I will miss the memories of family living in the house. They were so happy that they were never going to move again unless forced to due to ill health. The house has been well loved and shows it in how well maintained it is, but also in the atmosphere of the place. Even empty it still feels like a home. The neighbours are also particularly helpful and friendly. They will do anything for anyone. One even mowed the lawns every couple of weeks when my father passed away."

























INFORMATION



On The Doorstep

Langham is an attractive rural village with a church and a community hall which hosts a variety of activities including shows and events throughout the year. There is also a weekly coffee morning at the hall which is open to everyone and is an opportunity to get to know the locals. In the village there is a small local primary school, public playing fields and play areas, which makes it a wonderful place for families. Langham hosts an annual street fair when the main road is closed off to traffic and taken over by stalls run by local businesses, with games and activities, food stalls and entertainment. The village is also very accessible for the celebrated North Norfolk coast; it is situated just under 2 miles south of the coastal village of Morston where there is access to the sea and marshes. This area of the coastline with its beaches, seal colony, sailing and bird watching is a designated area of outstanding natural beauty. Langham is approximately two miles from the village of Blakeney, which has a local store and post office, garage, pubs, restaurants and hotels. It is famous for its beautiful quay, seal boat rides and shops and, in August, Blakeney holds its annual regatta with numerous events, races and activities scheduled.

How Far Is It To?

Some 5 miles to the east lies the Georgian market town of Holt, which has an excellent range of shops, restaurants, pubs and galleries. It is renowned as the home of Gresham's public, preparatory and pre-prep schools with further schooling available in both the state and private sector. About 26 miles to the south east is the cathedral city of Norwich, which has a vibrant business community and is the regional centre for shopping, leisure and cultural facilities. There is a main line rail link to London Liverpool Street and Norwich International Airport is to the north of the city.

Directions

From Fakenham, follow Holt Road to the roundabout and take the first exit onto the A1067. At the next roundabout, take the second exit and on the subsequent roundabout take the third exit onto the A148 until Field Dalling Road. Once in the village centre, take Binham Road for a short distance and then take the first right into St Marys Lane. As the road curves to the left, the property is on the right-hand side identified by a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Freehold

The floor plan shows a house with the following rooms and dimensions:

- LIVING ROOM:** 18'7" x 12'10" (5.66m x 3.92m)
- ENTRANCE HALL:** Central area with a staircase labeled "UP".
- ENTRANCE PORCH:** 11'4" x 8'1" (3.45m x 2.46m)
- DINING ROOM:** 13'9" x 12'10" (4.19m x 3.91m)
- KITCHEN:** 16'3" x 13'9" (4.95m x 4.19m)
- LARDER:** Adjacent to the kitchen.
- STUDY:** 9'6" x 9'4" (2.89m x 2.83m)
- BEAR LOBBY:** Adjacent to the study.
- CLOAKROOM:** Adjacent to the study.
- GARAGE/WORKSHOP:** 27'3" x 10'8" (8.30m x 3.25m)
- STORAGE:** Located near the garage/workshop.

The floor plan shows a central landing area with a staircase labeled 'DOWN'. To the left of the landing is a bedroom (12'10" x 12'10", 3.92m x 3.91m). Above the landing is an ensuite (12'10" x 5'9", 3.91m x 1.74m) and a shower room (11'4" x 5'8", 3.45m x 1.74m). To the right of the landing is a bedroom (13'9" x 9'0", 4.19m x 2.74m). Further right is a garage labeled 'GARAGE STORAGE'. Below the landing is another bedroom (10'6" x 9'0", 3.20m x 2.74m). At the bottom right is a large bedroom (16'9" x 13'9", 5.10m x 4.19m). Closets are labeled 'CLOSET' and 'CLOSET'.

ENSUITE
12'10" x 5'9"
3.91m x 1.74m

SHOWER ROOM
11'4" x 5'8"
3.45m x 1.74m

BEDROOM
13'9" x 9'0"
4.19m x 2.74m

BEDROOM
12'10" x 12'10"
3.92m x 3.91m

LANDING

BEDROOM
10'6" x 9'0"
3.20m x 2.74m

BEDROOM
16'9" x 13'9"
5.10m x 4.19m

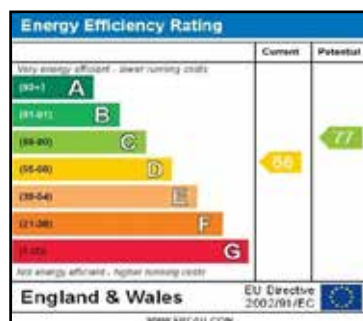
CLOSET

CLOSET

GARAGE STORAGE

DOWN

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 misstatement. 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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