



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

FINE & COUNTRY

PRIVATE OASIS



Set in the tranquil village of Langham, just two miles inland from the North Norfolk coast, this substantial brick and flint bungalow combines privacy, comfort and picturesque views. Offering an exceptional opportunity for those seeking spacious single-storey living in a coveted rural setting.



KEY FEATURES

- A Brick and Flint Detached Bungalow with Architect-Designed Individuality and Field Views
- Village Location in an Area of Outstanding Natural Beauty, minutes from the Celebrated North Norfolk Coast
- Three Double Bedrooms - Two with En-Suites and One with a Dressing Room
- Two Reception Rooms
- Kitchen with Separate Utility Room & Generous Storage Space
- Large Double Garage with Ample Off-Street Parking
- Expansive Wrap-Around Gardens with Established Planting and Built-In Shed plus Garden Store
- Easy Walking Distance to Village Centre, Pub and Community Amenities
- Quiet Cul-de-Sac with Private Access and Driveway
- The Accommodation extends to 2,807sq.ft
- Energy Rating: E

A rare find, this property presents a unique chance to secure a beautifully maintained and superbly sited home, ideal for family living, retirement or anyone drawn to scenic landscapes and community spirit. The configuration lends itself perfectly to multigenerational living if this is a requirement.

The Background

"We purchased it as it is a lovely bungalow very private and in a quiet location. We loved it from the minute we drove down the drive," the owner said when asked what first drew them to the property. Architect-designed with attractive brick and flint construction, the bungalow forms part of a desirable development noted for its individuality and generous plots.

So Much To Offer

Privacy, bright open spaces and exceptional views set this property apart. The thoughtfully designed flow ensures well-proportioned rooms throughout, with the living room and main bedroom offering spectacular vistas toward the sea. "Private," the owner said, summarising what makes this home so very unique. The position at the top of the development, approached by a long drive and flanked by open fields, is exclusive and ensures tranquillity.

A Perfect Configuration

Entry is via a storm porch, leading into the entrance hall and thence to the hallway which provides access to all the principal rooms in this bungalow. To the left of the entrance hall the spacious dual aspect living room with an open-hearth fire can be found and this, in conjunction with the dining room, provide generous areas for entertaining. The kitchen is well-equipped and bright, with access to the utility room via the rear entrance hall, which also leads into the attached double garage.





KEY FEATURES

The hallway provides direct access to the three double bedrooms, the principal bedroom having both an en suite bathroom and a dressing room while, of the two other bedrooms, one has the benefit of an en suite which is shared with the third bedroom via the hallway. Beyond the utility and garage is a practical garden store and further storage spaces, while the overall layout supports convenient single level living with distinct spaces for relaxation, dining and hobbies.

Favourite Spaces

The living room and principal bedroom quickly became the owner's favourites. "The living room and bedroom because of the wonderful views to the sea," they explained. Both spaces are flooded with natural light and enjoy a serene outlook, epitomising relaxation and comfort.

The Outside

The beautifully maintained garden features mature shrubs, hedges, perennials and a spacious lawn that encourages both ease and enjoyment. "The property features a wrap-around garden with a built-in shed, complemented by a well-maintained lawn, shrubs, hedges and perennials that are easy to care for, while pheasants and other birds are frequent visitors, the owner commented. Approached via a private driveway which means the house is not visible from the road, the plot offers secure parking and a double garage, with additional garden and utility storage.

Improvement And Refinements

During their 22 years of ownership, the current owner has added a hobby room in the loft, maximising utility for personal interests or extra storage. Apart from this bespoke enhancement, no other changes were deemed necessary to the already perfect accommodation, and the property has been assiduously maintained in its original style, allowing new owners the flexibility to make it their own.

On Leaving

"I will miss the views and garden," the owner shared, reflecting on what is hardest to leave behind. The peaceful setting, wrap-around garden and endless skies have created many fond memories over the years.

































INFORMATION



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.gov.uk

North Norfolk District Council – Council Tax Band G

Freehold

On The Doorstep

“A quiet friendly village,” the owner described the village of Langham, citing the welcoming atmosphere. It is certainly renowned for being 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. There is also 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 two 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. In addition to the facilities found in Langham itself with a hotel and the highly regarded local Langham Blue Bell pub, the village is approximately one mile from the beach, so one gets the best of both worlds – access to the beach without being in the midst of summer holidaymakers. Blakeney is located approximately two miles away and offers a local store, post office, garage, pubs, restaurants and hotels; the village is renowned for its picturesque quay, unique shops and seal boat trips, while in August it celebrates its annual regatta with a wide array of events, races and activities for visitors and residents alike.

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 distinguished as being the home of Gresham’s public, preparatory and pre-prep schools with further schooling available in both the state and private sector. About 27 miles to the southeast is the cathedral city of Norwich, which has a vibrant business community and is the regional centre for shopping, leisure and cultural facilities. Here there is a main line rail link to London Liverpool Street, while Norwich International Airport is to the north of the city offering international destinations via Schiphol.

Directions

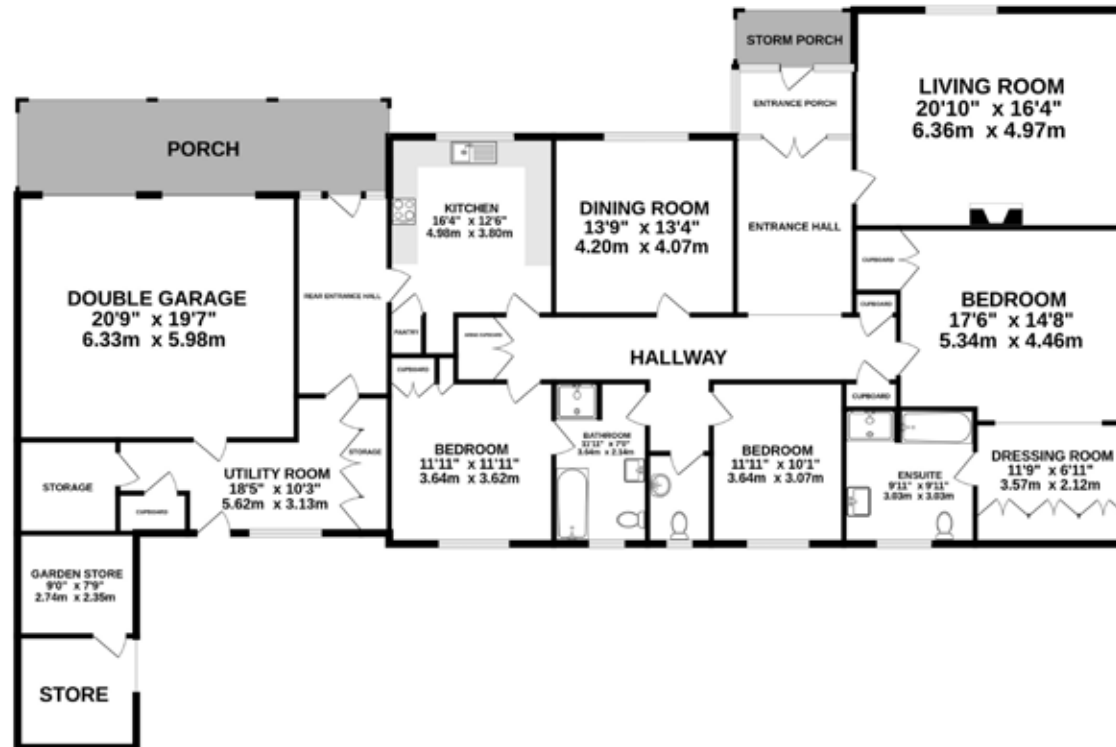
From Fakenham, follow Holt Road to the roundabout and take the first exit onto the A1067. At the next roundabout, take the second exit and on the subsequent roundabout take the third exit onto the A148 until Field Dalling Road. Once in the village centre, take Binham Road for a short distance and then take the first right into St Marys Lane. Follow the road as it curves past St Andrews Drift, where, at its culmination, the driveway to the property will be found, clearly marked by a Fine & Country ‘For Sale’ Board.

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GROUND FLOOR 2807 sq.ft. (260.8 sq.m.) approx.



TOTAL FLOOR AREA : 2807 sq.ft. (260.8 sq.m.) approx.

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 mis-statement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc.co.uk		

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Fine & Country Fakenham
1 Bridge Street, Fakenham, NR21 9AG
01328 854190 | fakenham@fineandcountry.com

