



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

FINE & COUNTRY

TRADITIONAL CHARM



This delightful property of brick and flint construction with a setting in the sought-after rural village of Langham offers warm and light-filled accommodation.

With a practical layout, generous garden and the benefits of quiet village life combined with stunning access to the celebrated North Norfolk coast, the property presents an ideal family home, retirement home or weekend retreat.

Its blend of traditional character, including a wood-burner in the sitting room, alongside modern convenience such as a conservatory with underfloor heating and air conditioning, makes it a truly inviting residence.



KEY FEATURES

- A Detached House with Striking Elevations of Traditional Brick and Flint Construction
- Three Bedrooms, and Family Bathroom with both Bath and Shower Facilities
- Spacious Living Room with Wood-Burning Stove
- Kitchen with Adjacent Dining and Utility Rooms
- Conservatory with Underfloor Heating and Air Conditioning
- Detached Garage with Workbench Area
- Generous Driveway Suitable for Caravan or Boat Parking
- Enclosed Garden with Summerhouse and Vegetable Patch
- The Accommodation extends to 1,433sq.ft
- Energy Rating: C

This property presents a straightforward, comfortable home in a peaceful village setting, suitable for anyone seeking easy access to North Norfolk's beautiful coastline while enjoying a characterful residence with modern touches.

Wonderful Location

St Marys Lane is known for its attractive brick and flint architect-designed residences. "I previously had a bolt hole in the village, a small, converted barn when I was still living and working elsewhere, and was looking for a larger house for my retirement. This house had been on the market for a couple of years and needed some modernisation but was very straightforward and sound and with good size windows which give so much light," the owner said when asked what first attracted them to the property. "The front is nearly facing North, and the back and the garden South. And the driveway was generous and perfect for my caravan." Situated on the brownfield site of the former officers' quarters of the nearby airfield, this property forms part of a desirable development noted for its individuality and generous plots.

So Much To Offer

The property stands out for its light-filled rooms and rural charm. The owner described the living room's wood burner as "A joy in winter, never mind the central heating." The conservatory adds a bright and versatile space with underfloor heating and air conditioning, extending the usable living area throughout much of the year. The generous driveway and detached garage add practical benefits alongside the attractive interiors. Upon entering through the porch and into the entrance hall, you will find the large living room immediately to one side, with a wood-burning stove set in a traditional fireplace surround.





KEY FEATURES

Straight ahead, the kitchen is positioned alongside a practical utility room and separate WC and opens into the dining room. The light-filled conservatory overlooks the south-facing garden and offers underfloor heating and air conditioning, ideal for all seasons. Upstairs, the landing leads to three bedrooms of varied sizes and a family bathroom, all benefiting from the home's abundant natural light and peaceful outlooks.

Improvement And Refinements

The owner undertook some key improvements including adding the utility, constructing a simple conservatory, adding paths and a patio to enhance the outdoor space. An old shed office was replaced to better suit the current needs, and maintenance works were undertaken on the bathroom, living room fireplace and surrounds. These efforts have brought modern comfort and aesthetic appeal while maintaining the home's character.

Favourite Spaces

"The kitchen/utility room arrangement makes cooking and dining in that space easy and convenient for friends and family," the owner explained, highlighting the functionality of the home. Equally well-loved is the sitting room with its comforting wood burner, a perfect focal point for relaxation and warmth.

The Outside

"The quiet back garden is very restful and simple to maintain," the owner said. The fenced garden is dog safe and includes a summerhouse which provides an additional spot for relaxation, as does the bench by the large hedge which offers a pleasant morning retreat. A vegetable patch offers fresh herbs and produce, while the garden's large hedge protects the space from strong westerly winds. The owner noted a population of bee orchids as a special natural feature in the grass patch. The driveway has ample space to accommodate a caravan or boat alongside several cars, and the detached garage also offers room for a workbench. "The front hedge is a favourite of many birds and makes mealtimes interesting, particularly visits from the wood sparrows, and the large birch tree gives shade and seasonal changes."

On Leaving

"I will miss the easy access to so many lovely places on the coast and inland. I have many interesting friends in the village and nearby communities, whose company I have greatly valued," the owner reflected, highlighting the strong sense of community and convenience that this property and location have to offer.

















INFORMATION



Services, District Council and Tenure

Gas 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
North Norfolk District Council - Council Tax Band E
Freehold

On The Doorstep

Langham is certainly renowned for being an attractive rural village, not just with a church but also a community hall which hosts a variety of activities. There is also a monthly coffee morning at the hall which is open to everyone and is an opportunity to get to know the locals. It benefits from a small local primary school, public playing fields and play areas, which all go to make it a wonderful place for families. Langham hosts a bi-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 convenient 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. "The migrant birds such as pink foot geese give the seasons and changing weather an added interest." 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 1 mile from the beach. "The easy access to the coast path, the many estates and country parks as well as the sailing quays are a joy," the owner commented. Langham is often described as offering the best of both worlds – close proximity to the beach while remaining peacefully removed from the bustle of holiday crowds.

How Far Is It To?

Blakeney is located approximately 2 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. 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 lies the cathedral city of Norwich, which has a vibrant business community and is the regional centre for shopping, leisure and cultural facilities. Norwich also provides a mainline rail connection to London Liverpool Street, and the airport, located to the north of the city, offers a variety of destinations including international flights via Schiphol.

Directions

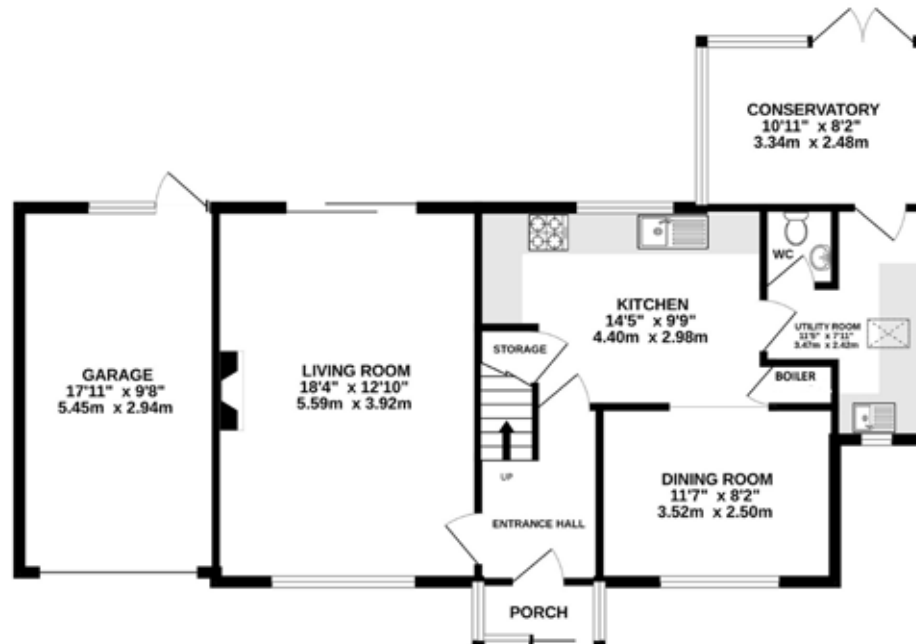
From Fakenham, follow Holt Road to the roundabout and take the first exit onto the A1067. At the next roundabout, take the second exit and on the subsequent roundabout take the third exit onto the A148 until you reach Field Dalling Road. Once in the village centre, take Binham Road for a short distance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

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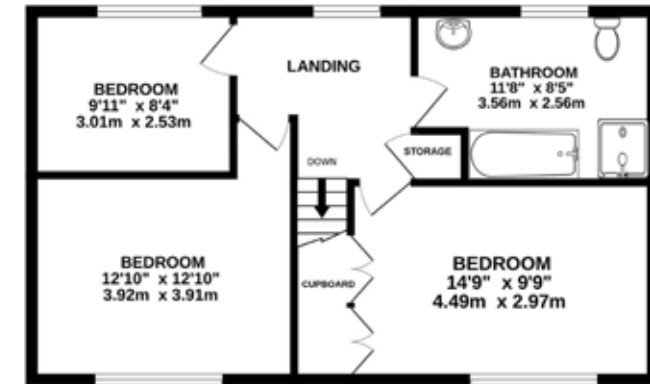
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GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.

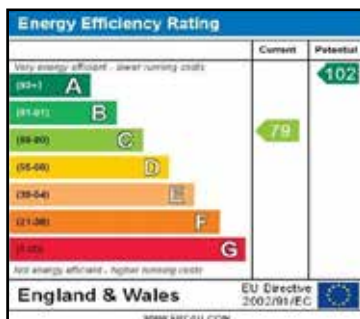


1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1433 sq.ft. (133.1 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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