



THE STORY OF

Cottage 5

Langham, Norfolk

SOWERBYS

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Cottage 5

The Langham Hotel, Barns and Cottages,
Langham, NR25 7DG

Key Position within Norfolk's Area of
Outstanding Natural Beauty

Two Miles to One of Norfolk's Most
Popular Coastal Villages

Located on the Highly Acclaimed The Langham
Development from Avada Homes

Incredible Specification using Top Quality
Materials from Skilled Craftsman

Three Bedrooms and Three Bathrooms

Generous Rear Courtyard Garden

Parking for Two Vehicles

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“... built with genuine passion by the highly
renowned and much-desired property
developers...”

Burrowed within the heart of Norfolk's Area of Outstanding Natural Beauty, Langham is a beautiful village located just two miles inland of the incredibly popular coastal village of Blakeney. Famous for its salt marshes leading to the resident seals at Blakeney Point, incredible wildlife, and birds.

Featured in the Domesday Book of 1085, Langham has an extensive history including statement period buildings, such as the 14th Century church of St Andrew and St Mary, but this amazing village also played a role in the Second World War where the runway and airfield of RAF Langham still stand today.

Cottage 5 at The Langham development is an immaculately presented, upstairs-living terraced property that was built with genuine passion and to an exceptional standard by the highly renowned and much-desired property developers, Avada Homes. The site was finished in 2014 but thanks to Avada Homes' luxurious interior design and creating the perfect blend of modern amenities with local heritage architecture, this property, along with many other of their projects, seamlessly creates a remarkable timeless product.

Coming close to 1,500 sq. ft., this three-bedroom, three-bathroom home hosts great versatile qualities. The principal bedroom features a private en-suite bathroom and dressing room, adding a sense of luxury.

The flow between the kitchen/dining/sitting room works tremendously well. Even though this first-floor area is open-plan, the dining room still invites a quieter space that can be enjoyed as a more private area while staying an earshot away from the bustle of a busy home.

The kitchen is an indulgent mix of style and design with oak-fronted in-frame shaker cabinetry, capped in granite worktops. An expansive central breakfast bar encourages the highly sociable gathering space further, while a full suite of high-end integrated appliances caters for every need. The quality of materials and craftsmanship is clear throughout, from the sapele hardwood windows and doors to the mix of oak and limestone flooring, a perfect complement to the underfloor heating throughout the property.





The generous rear garden at Cottage 5 is incredibly low maintenance and thanks to its west-facing orientation, you can really soak up the last rays of the setting sun.

Most importantly, there are two parking spaces just to the front in the centre of the courtyard which is shared amongst your neighbours.





First Floor
Approximate Floor Area
786 sq. ft
(73.02 sq. m)



Ground Floor
Approximate Floor Area
667 sq. ft
(61.96 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS



Langham

IN NORFOLK
IS THE PLACE TO CALL HOME



A very friendly village, Langham is just a short distance from the beautiful coast- Blakeney village with its picturesque harbour.

Langham has a 400 year old pub, The Bluebell, the pub motto is 'There's no such thing as a stranger, just a friend we've never met.' There is also a large 'street fayre ' every two years.

It would be hard to find a spot which reflects the beauty of the Norfolk coast better than Blakeney. Set in an Area of Outstanding Natural Beauty, its picture perfect location is made for Instagram-worthy shots of moored boats on mud flats, under big blue skies.

When the tide's touching the shoreline, untie your laces and dip your toes in, take the plunge or push off with a slow drift along coastal inlets on a paddleboard or boat to lose yourself in nature's finest backdrop. Forage

some samphire for a taste of the coast, try your hand at catching a crab on the quay, or join the tourists and take a boat trip with Bean's to spot the seals bobbing along on the water.

Despite the relaxed scene, Blakeney was once a bustling medieval port and the village's Guildhall and Church of St Nicholas are evidence of its rich, trading past which continued until the mid-19th century. As ships grew in size and the harbour silted up, trade fell away and today only small boats can pass Blakeney Point and head out to sea. Today, the nature reserve surrounding Blakeney Point is owned by the National Trust and thousands of nesting and migratory birds provide a twitcher's paradise where the tweets are tech-free.

About 26 miles to the south-east of Langham is the cathedral city of Norwich and has a main line rail link to London Liverpool Street and Norwich International Airport is to the north of the city.



Note from the Vendor



“Langham is a lovely area to live in, with so many benefits. For example, being close to the coast and being surrounded by a strong community.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0048-1084-7348-2624-3914

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///fanfare.incisions.claim

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SOWERBYS



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