



THE STORY OF

Jacobs Barn

Langham, Norfolk

SOWERBYS

S

THE STORY OF

Jacobs Barn

23 North Street, Langham, Holt, Norfolk
NR25 7DH

Grade II Listed

Exquisite Barn Conversion

Prestigious Residential Development

Four Double Bedrooms

Family Shower Room and Two En-Suites

Open-Plan Living Space with Vaulted and Beamed Ceilings

Impressive Kitchen with Suite of High-End Appliances

Separate Utility Room and Guest WC

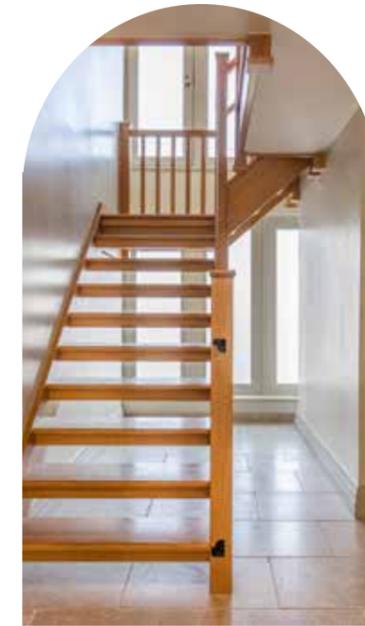
Courtyard Style Garden

Two Parking Spaces

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“Sublime north Norfolk living with modern and luxurious interiors.”

Sublime north Norfolk living with the perfect mix of local architecture, modern and luxurious interiors and a premier village location just off the coast. ‘Jacobs Barn’ is a truly stunning, Grade II listed barn conversion set within a prestigious residential development.

This exquisite development, originally created by the award-winning developers ‘Avada Homes’, is made up of a small and exclusive scheme of replica cottages and barns, plus just four original period conversions. ‘Jacobs Barn’ is one of the largest and arguably the most impressive of the four original barns.

This historic and intricate building is adorned with traditional brick and flint elevations that sympathetically conceal a stylish and contemporary interior. ‘Sapele’ hardwood windows, oak floors and exposed beams fuse effortlessly with a contemporary interior design and 21st Century modern comforts such as air source under floor heating, ‘Duravit’ sanitary ware and in-frame hardwood ‘Shaker’ kitchen. This unique and stunning barn has been a much loved and enjoyed family second home and could also be utilised as a premium holiday let thanks to its perfect village location close to the coast.



Set over two floors, with the living space arranged over the first floor, the ingenious layout creates cosy and intimate bedrooms, whilst the main living area embraces all the theatre of the first floor with vaulted ceilings and exposed beams.

Extending to over 2300 sq. ft., the immaculate accommodation briefly comprises; entrance hall with natural limestone floor and an impressive oak, turning staircase. The principal bedroom has fitted wardrobes, french doors onto an east facing terrace, a sumptuous en-suite bath and shower room plus a walk-through dressing area. Bedroom two also features a luxurious en-suite shower room, whilst bedrooms three and four are served by a further shower room and WC. Bedroom three also has the benefit and enjoyment of french doors onto a terrace.

“There are double height windows overlooking open countryside.”

A wonderful solid oak, turning staircase rises elegantly from the hall to a galleried landing with double height windows looking out over open countryside to the west.





The first floor is truly exceptional and where you will find an epic open-plan living area. The layout delivers a cavernous space, yet a clever design allows for designated areas for living, dining and cooking.

The open-plan living and dining area, which is over 900 sq. ft., provides the perfect entertaining space with the wonderful vaulted and beamed ceilings providing volume and character. A substantial wood-burning stove takes centre stage, sat on a slate plinth with an exposed flue and creates the perfect focal point. The kitchen is set to one side and features an extensive range of oak in-frame 'Shaker' style cabinets capped with luxurious granite stone top, a highly sociable breakfast bar peninsular and finished with a classic butler sink. There is a full suite of high-end appliances including a range style cooker, American style fridge/freezer, combination oven, dishwasher and coffee machine.

The accommodation is completed by practical space in the way of a separate utility/laundry room and guest WC.



Outside you will find a pretty courtyard style garden that enjoys a sunny easterly aspect and features a paved terrace and soft landscaping. The barn also benefits from two private parking spaces.

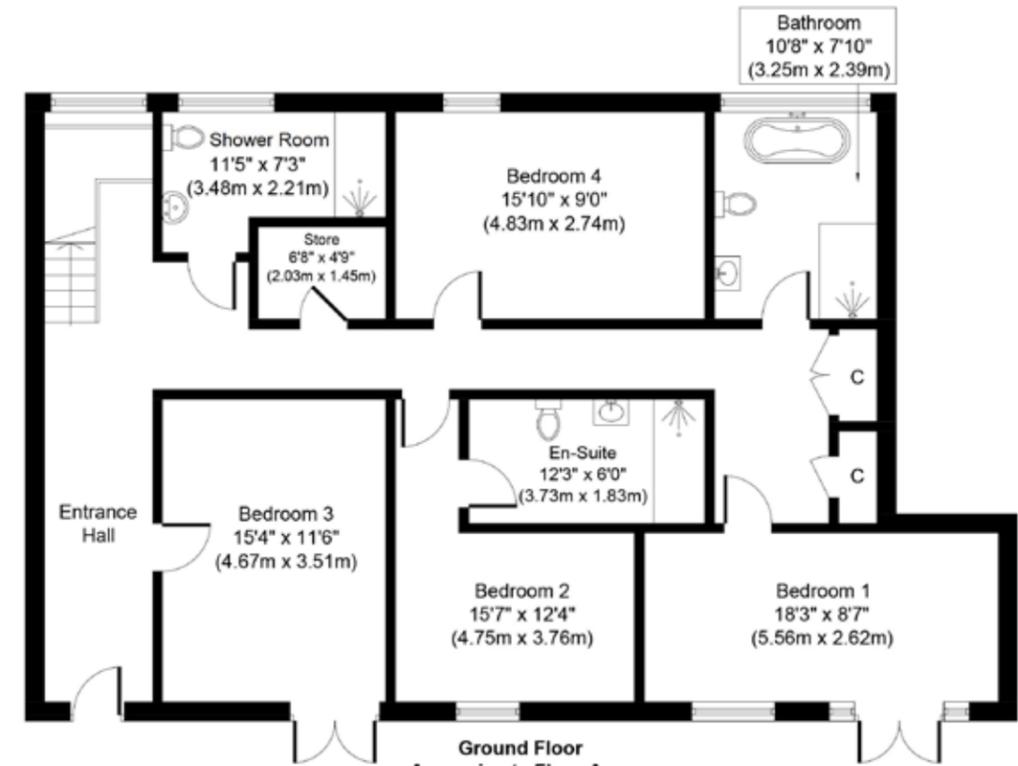
“It provides the perfect place for a second home retreat.”

Situated within an exclusive cluster of private homes set around a new luxurious hotel and spa. This provides the perfect place for a second home retreat or low maintenance main residence nestled less than two miles from the heritage coastline of north Norfolk.



= Reduced headroom below 1.5m / 5'0"

First Floor
Approximate Floor Area
(Excluding Eaves Storage)
995 Sq. ft.
(92.4 Sq. m.)



Ground Floor
Approximate Floor Area
1353 Sq. ft.
(125.7 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.

Copyright V360 Ltd 2022 | www.houseviz.com

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 Sowerbys



Horses on a nearby field.

“There are endless countryside walks right on the doorstep.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///breeding.technical.subjects

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL