



THE STORY OF
Crab Cottage
Langham, Norfolk

SOWERBYS

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Crab Cottage

Cottage 8, The Langham, Langham,
NR25 7DG

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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 Craftsmen

Three Bedrooms

Three Bathrooms

Superb Open-Plan Living Space

Snug/TV Room/Fourth Bedroom

Generous Corner Plot

Allocated Parking

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“We have had many happy family holidays here, sailing on the coast, enjoying the nearby beaches and coastal towns.”

Nestled in the heart of Norfolk's Area of Outstanding Natural Beauty, the village of Langham, situated just two miles inland from the coastal haven of Blakeney, captivates with its natural allure. Renowned for its salt marshes leading to the enchanting seals at Blakeney Point and abundant wildlife, Langham is steeped in history, featuring notable landmarks like the 14th Century church of St. Andrew and St. Mary. Beyond its medieval charm, Langham played a role in the Second World War,

with the preserved runway and airfield of RAF Langham standing testament to its historical significance.

The outstanding Langham development, built by the esteemed Avada Homes who are known for their passion and exceptional standards, was completed in 2014. Crab Cottage, a meticulously designed terraced property, seamlessly blends modern amenities with local heritage architecture, creating a timeless product.



Spanning over 1,250 sq. ft., this three bedroom, three bathroom home exudes versatility. The principal bedroom includes a private en-suite bathroom, adding a touch of luxury. The open-plan kitchen/dining/sitting room on the first floor provides a harmonious flow, offering both communal and private spaces. The adjoining room, currently a snug/TV room, also makes an ideal separate dining room, or doubles as a fourth bedroom.

“We love every part of the house, it has a warm and luxurious feel which is lovely to return to.”

The kitchen, a blend of style, design and practicality, features oak-fronted in-frame shaker cabinetry crowned with granite worktops. An expansive central breakfast bar enhances the sociable gathering space, complemented by high-end integrated appliances. The craftsmanship is evident in the sapele hardwood windows and doors, as well as the oak and limestone flooring, perfectly complementing the underfloor heating throughout the property.



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.

The generous rear garden at Crab Cottage is designed for low maintenance, and thanks to this particular cottage sitting on a corner plot, it enjoys virtually twice the garden size of its neighbouring cottages in the same vein. A shared courtyard provides a convenient parking space just outside the property.

Immerse yourself in the charm of Crab Cottage, a testament to Avada Homes' commitment to creating exceptional homes that stand the test of time.

“Having a larger garden, we can sit in or out of the sun for most of the day...”



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



Cley-next-the-Sea beach

"Blakeney is always popular but, in summer, a swim off the beach at Cley is wonderful."

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating system.

COUNCIL TAX

Band D.

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: ///cattle.tomato.quintet

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