



THE STORY OF

The Anchorage

Langham, Norfolk

SOWERBYS



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THE STORY OF

The Anchorage

4 Rippingall Yard, Langham, Norfolk
NR25 7DG

Prestigious and Exclusive Development

Four Bedrooms and Three Bathrooms

Stylish and Refined Interior Design

Adjoining Open Countryside

Stylish Kitchen/Breakfast Room

Three Receptions

Unique Glazed Garden Room

Garage and Parking

Low Maintenance Landscaped Gardens

Close to Heritage Coastline

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“You have fine views of the landscaped gardens and the nearby surroundings.”

An exceptional modern brick and flint style detached residence, The Anchorage adjoins glorious open countryside.

Nestled discreetly within a prestigious small development, this fine, bespoke home boasts an elegant and sophisticated interior finished to the highest specification with a wealth of impressive features like solid oak flooring with under floor heating, oak internal doors, luxurious interior design and stunning

landscaped gardens.

The accommodation is bright, spacious and well-balanced whilst extending to more than 2,100 sq. ft. across two floors.

The entrance hall, dual aspect sitting room with wood burner, formal dining room, unique glass atrium room with countryside views, garden room, stylish kitchen/breakfast room, utility room and guest WC.







Ascending to the first floor unveils a feeling of luxury living—a lavish principal bedroom adorned with opulence. This sophisticated space features an impressive fitted dressing room, adding a touch of glamour to the daily routine, completed with an en-suite bathroom.



Additionally, two more double bedrooms on this floor each come complete with their own en-suite shower rooms, ensuring both style and convenience alike.

For the bedrooms nestled at the rear of the house, breath-taking views of the fields beyond allows you to wake up to the beauty of nature, creating a serene and tranquil atmosphere within the living spaces.





First Floor
Approximate Floor Area
745 sq. ft.
(69.23 sq. m)



Ground Floor
Approximate Floor Area
1060 sq. ft.
(98.48 sq. m)



Garage
Approximate Floor Area
324 sq. ft.
(30.09 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.



The property is approached from North Street onto a communal block paved courtyard area, leading onto the private two car hard-standing with block paved surface and access to the double garage block. The double garage block has been partially converted with one side now acting as an additional/occasional bedroom or alternatively a home office. The oak fronted doors remain to the front of the garage block, so conversion back into a garage space would be easy, subject to relevant planning.

The property boasts stunning formally landscaped gardens to front and rear. To the front is an oak pedestrian gate leading on to a York stone-style pathway to the front door. On either side are shingle laid beds with a variety of mature shrub and flowering plants, there is a timber-framed bin store and the garden wraps around to the north elevation giving access to the garden room, along with gated access down to the rear garden.

The property boasts a stunning professionally landscaped rear garden with a York stone-style rear sun terrace with access directly from the sitting room and atrium. This then leads on to shingle laid beds with a delightful array of mature shrubs, flowering plants and sea grasses. Attractive brick and flint walls enclose the gardens and there are stunning open countryside views to the rear boundary.

Private parking is provided in the garage and with the two spaces in front. Located in the popular North Norfolk village of Langham, you are in a lovely location and just 1.5 miles away from the heritage coastline.

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



Nearby Blakeney offers gorgeous views and a great place to explore.

“With the heritage coastline so near by, you can enjoy the best elements of a Norfolk lifestyle.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, drainage and broadband. Air source central heating.
EV charging connection.

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: ///shutting.leaky.identify

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