



THE STORY OF

Tucked Away Cottage

Langham, Norfolk

SOWERBYS

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Tucked Away Cottage

Langham, Norfolk
NR25 7DG

Exquisite Location Within
Norfolk's Countryside

Two Miles to the Coastal
Village of Blakeney

Completed by the
Esteemed Avada Homes

Incredible Specification Using
Top Quality Materials

Two Bedrooms, Two
Bathrooms and Private Parking

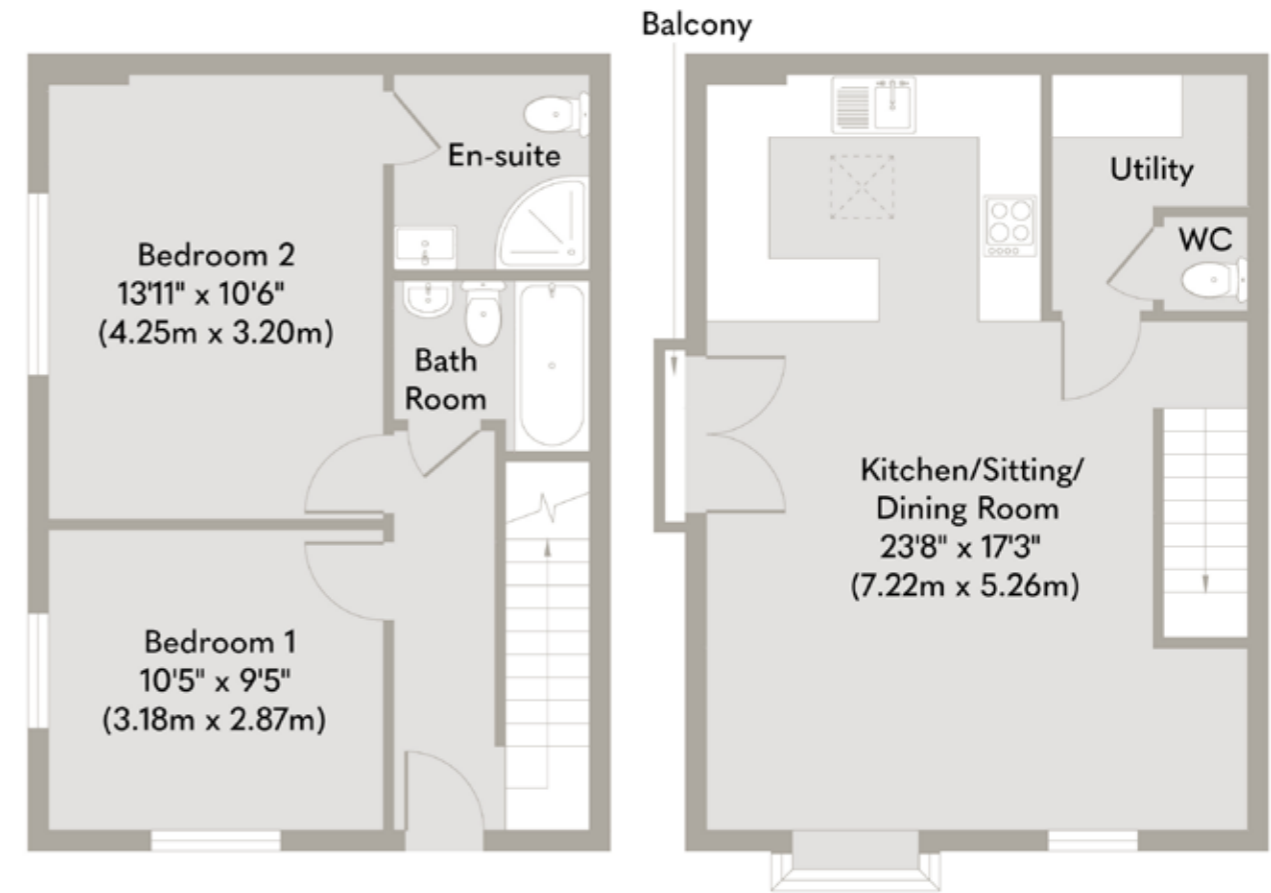
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Tucked away in the picturesque village of Langham, within Norfolk's Area of Outstanding Natural Beauty, Tucked Away Cottage offers a perfect blend of historical charm and modern comfort. Just two miles from the coastal haven of Blakeney, Langham is a village rich in history, with landmarks like the 14th-century church of St. Andrew and St. Mary, and the preserved RAF Langham airfield, a reminder of its role in the Second World War. The village is renowned for its stunning salt marshes, abundant wildlife, and the enchanting seals at Blakeney Point, making it a true haven for nature lovers.

Tucked Away Cottage, an end-of-terrace property, was completed in 2014 by the esteemed Avada Homes, a builder known for their exceptional craftsmanship and attention to detail. This two-bedroom, two-bathroom home seamlessly integrates modern amenities with traditional heritage architecture. The principal bedroom, featuring a private en-suite, adds a touch of luxury, while the open-plan kitchen, dining, and sitting area on the first floor creates a warm and inviting atmosphere. The kitchen is a perfect blend of style and functionality, boasting oak-fronted shaker cabinetry, granite worktops, and a spacious breakfast bar, all complemented by high-end integrated appliances.

The property exudes quality and comfort, with sapele hardwood windows and doors, oak and limestone flooring, and underfloor heating throughout. The courtyard garden is designed for low maintenance, providing a peaceful retreat, whilst an area at the front offers convenient parking just outside the property. Tucked Away Cottage stands as a testament to Avada Homes' dedication to creating exceptional homes that blend timeless design with modern living.





Ground Floor
 Approximate Floor Area
 402 sq. ft
 (37.32 sq. m)

First Floor
 Approximate Floor Area
 407 sq. ft
 (37.78 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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Langham

A FRIENDLY VILLAGE, A SHORT DISTANCE FROM THE COAST

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. 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



“This home seamlessly integrates modern amenities with traditional heritage architecture.”



SERVICES CONNECTED

Mains water, electricity and drainage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref: 0434-8028-3400-0707-1226

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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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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