



THE STORY OF
50 Langham Road

Blakeney, Norfolk

SOWERBYS



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50 Langham Road

Blakeney, Norfolk
NR25 7PJ

Detached House

Substantial Plot of Just Under 0.5 Acres
with Development Potential (STPP)

Over 1,200 Sq Ft of Existing Living Space

Generous Living Areas with
Utility Room and WC

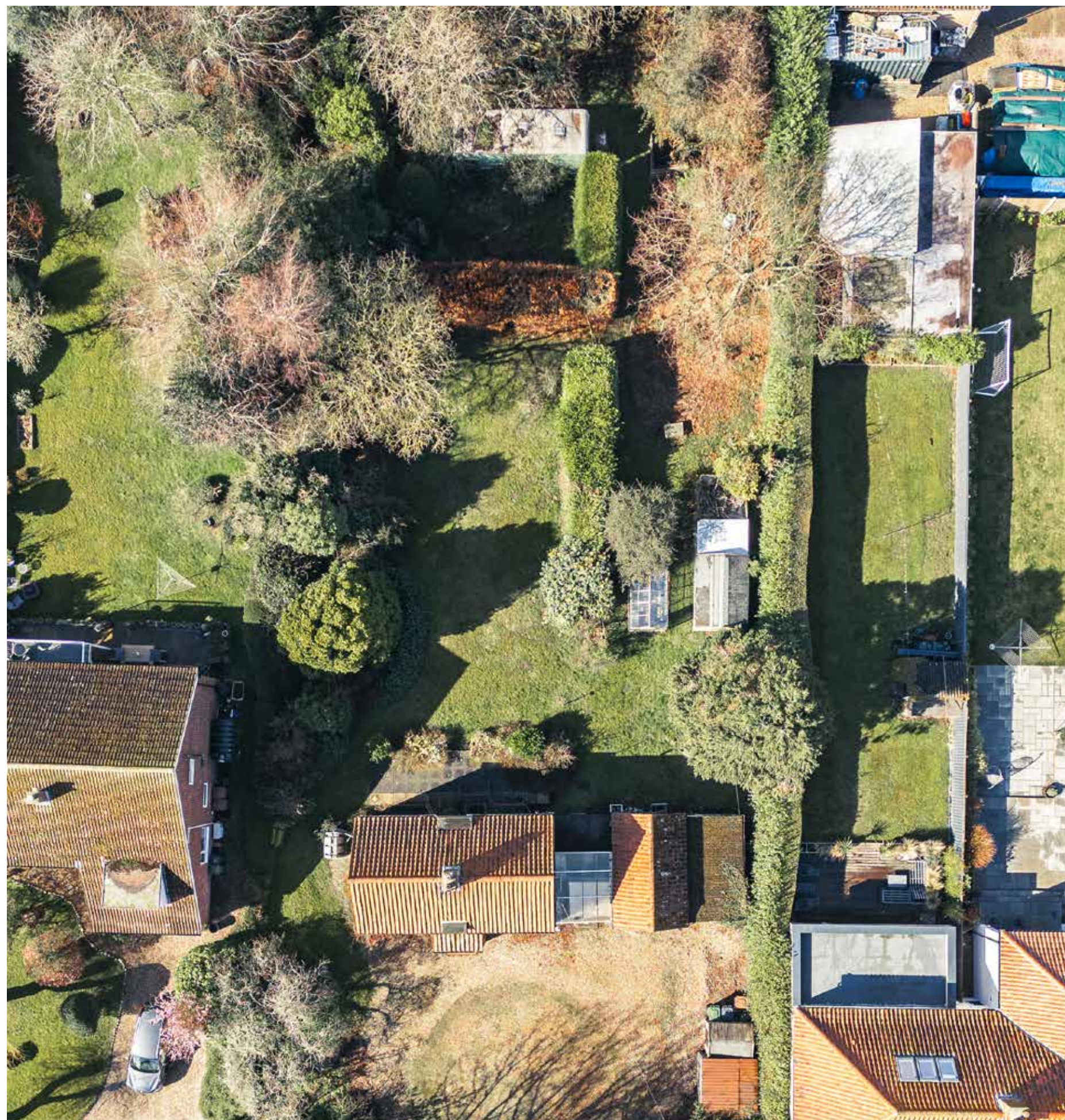
Two Spacious Bedrooms and Shower Room

Large Gravel Driveway with Ample
Parking and Integral Single Garage

Expansive Rear Garden

Prime Blakeney Location

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com





Occupying a highly sought-after position in the coastal village of Blakeney, 50 Langham Road presents a rare renovation or development opportunity (STPP). Sitting on a generous plot of just under half an acre, this property is ideally located between two distinct building styles, offering a versatile setting for future plans.

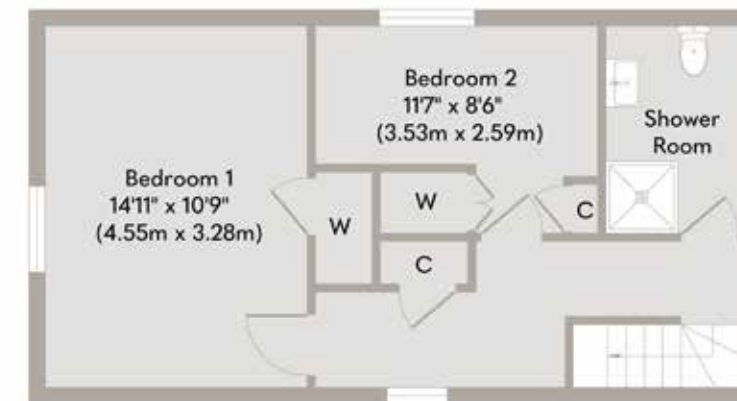
Just a short stroll from the local convenience store and within easy reach of Blakeney Quay, the home is perfectly placed to enjoy everything this iconic North Norfolk village has to offer – from renowned eateries and independent shops to scenic coastal walks and seal trips.

The existing property extends to over 1,200 sq ft, featuring two spacious bedrooms and a shower room upstairs, with flexible living spaces on the ground floor including a large utility area, WC, and an integral single garage.

While in need of refurbishment, the house provides a solid foundation for a creative renovation or a complete redevelopment, subject to the necessary consents. The expansive rear garden, mainly laid to lawn, coupled with a substantial gravel driveway with ample parking, enhances the sense of space and potential that this exciting project offers.

With its enviable location, sizeable plot, and exceptional scope for transformation, 50 Langham Road offers a rare chance to create a dream home or a stand-out development in one of North Norfolk's most desirable coastal villages.





First Floor
Approximate Floor Area
425 sq. ft
(39.50 sq. m)



Ground Floor
Approximate Floor Area
815 sq. ft
(75.73 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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Blakeney

A COASTAL GEM
TO CALL HOME

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, this is a picture perfect location.

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 spot seals bobbing on the waters.

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.

There are plenty of places to meet and make friends. Local boys Grey Seal Coffee roast their beans at nearby Glandford and its café is a great stop for a caffeine hit – nab a bag or two and even some spent grounds for your garden. The White Horse and, for a fancy supper, The Blakeney Hotel are iconic spots to eat, and Wiveton Hall Fruit Farm Café – famed by owner Desmond MacCarthy's Normal for Norfolk BBC series – is a great summer destination.

Teeming with character, Blakeney truly is a place to discover your next Norfolk home.



Note from the Vendor



Blakeney coast.

“Blakeney has always been, and still is, a thriving community...a beautiful place to grow up in.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil-fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0310-2043-1470-2995-4731

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: ///nerd.deform.elastic

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

