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THE STORY OF

11 The Cornfield

Langham, Norfolk

SOWERBYS



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11 The Cornfield

Langham, Holt, Norfolk
NR25 7DQ

Detached Three-Bedroom Bungalow in
a Desirable North Norfolk Village

Generous and Private Plot with
Mature, Well-Tended Gardens

Recently Extended to Include a
Light-Filled Conservatory

Cosy Lounge Featuring a Characterful Log Burner

Open-Plan Kitchen/Diner Ideal
for Modern Family Living

Versatile Layout Offering Flexible Use of Space

Conservatory with Garden Views,
Perfect for Relaxing or Entertaining

Excellent Levels of Privacy and
Outdoor Space Throughout

Quiet Village Setting with a Strong
Sense of Community

A Well-Presented Home Offering
Comfort, Charm, and Practicality

SOWERBYS HOLT OFFICE

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This beautifully presented three-bedroom detached bungalow occupies a generous and private plot in the attractive North Norfolk village of Langham. Thoughtfully extended and well cared for, the property offers a lovely balance of character, comfort, and versatility, making it ideal for a range of lifestyles.

A key feature of the home is the conservatory to the front, a light-filled space designed for relaxing, reading, or enjoying the outlook over the mature front garden. The cosy lounge, complete with a characterful log burner, creates a warm and inviting atmosphere, especially on cooler evenings. The open-plan kitchen/diner is both practical and sociable, offering the perfect setting for daily life or entertaining guests.

There are three well-proportioned bedrooms, and the overall layout provides excellent flexibility to suit changing needs, whether that's home working, hosting family, or simply enjoying space to unwind. A conservatory at the rear offers another peaceful spot with views onto the garden.

Outside, the property continues to impress. The mature gardens are beautifully planted and provide excellent levels of privacy, with a mix of lawned areas, seating spots, and established borders. There's also ample room for parking and potential for further landscaping or planting for keen gardeners.

Langham is a well-regarded village with a strong community feel, just a short drive from the coast and the historic town of Holt. This is a wonderful opportunity to secure a comfortable and well-maintained home in a quiet and connected village setting.





The three well-proportioned bedrooms offer peaceful retreats, with the flexibility to accommodate family, guests or a dedicated workspace.





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



"A beautifully extended home offering flexible, light-filled living spaces in one of North Norfolk's most charming villages."



SERVICES CONNECTED

Mains water, drainage, gas and electricity.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0743-3053-7208-4165-3200

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: ///landlords.pirate.handfuls

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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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