



THE STORY OF

Milson's Cottage

Langham, Norfolk

SOWERBYS



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Milson's Cottage

1 St. Marys Lane, Langham, Norfolk
NR25 7AF

Prime Langham Location, Moments
from Coast and Countryside

Classic Brick and Flint Charm
with Modern Comfort

Light-Filled Open-Plan Living,
Ideal for Entertaining

Flexible Spaces for Both Sociable and Cosy Living

Beautifully Updated Throughout
with Quality Finishes

Principal Suite with Countryside
Views and En-Suite

Spacious Triple-Aspect Bedroom
Filled with Natural Light

Mature Wrap-Around Gardens
with South-Facing Terrace

Private Drive and Integral Garage for Easy Living

Timeless Norfolk Home - Chain-
Free and Ready to Enjoy

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Perfectly positioned on the edge of the picturesque North Norfolk village of Langham, Milson's Cottage captures the essence of refined country life. With its beautiful brick and flint façade and the unmistakable warmth of a traditional Norfolk home, this is a property that combines classic charm with contemporary ease.

Built to modern standards and thoughtfully enhanced in recent years, Milson's Cottage is a home to enjoy from the moment you arrive — effortlessly comfortable, easy to maintain, and ready to live in.

Recent improvements include full replacement of windows, new carpets and redecoration throughout, alongside an upgraded boiler and pressurised water system installed within the last five years.

Occupying a generous corner plot, the property enjoys an exceptional sense of openness within a village setting - a feeling of space that continues inside. The layout has been cleverly designed for both open-plan sociability and cosy intimacy, allowing you to adapt the home effortlessly through the seasons.

Throw open the double doors and the kitchen, dining room, sitting room, and conservatory flow seamlessly together - a light-filled, welcoming space that's perfect for entertaining and relaxed family life. In contrast, the sitting room, complete with a fireplace ready for a wood burner, offers the ideal retreat for winter evenings.

A separate study provides the perfect spot to work quietly from home, while a practical utility room and well-planned kitchen - complete with island and breakfast bar - ensure that everyday life runs smoothly.





On the first floor, a central landing leads to three beautifully proportioned bedrooms. The principal suite offers a peaceful sanctuary with countryside views to the south and an en-suite shower room. The second double bedroom, generous in size and filled with natural light from its triple aspect, could easily serve as an alternative principal suite. A third bedroom and family bathroom complete the accommodation - all thoughtfully arranged for comfort and style.

The integral garage provides excellent storage for bikes, gardening tools, or coastal essentials - and could, if desired, be incorporated into the main living space for even greater flexibility.

Milson's Cottage is approached via a private brick-weave drive providing ample off-street parking and access to the garage. The gardens are truly delightful - mature, beautifully planted, and wrapping gracefully around the house from north to south.

Sweeping lawns are framed by lush herbaceous borders and lavender-lined pathways that lead to a sun-soaked south-facing terrace, perfect for al fresco dining and summer evenings outdoors. The garden feels private and tranquil, enclosed by a characterful mix of brick walling and willow weave fencing that enhances its natural charm.

Milson's Cottage offers the rare combination of timeless Norfolk architecture and modern comfort - a home that invites you to slow down, breathe deeply, and enjoy the simple luxuries of village life. Whether as a full-time residence or a weekend retreat, it's a place to live beautifully.



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.

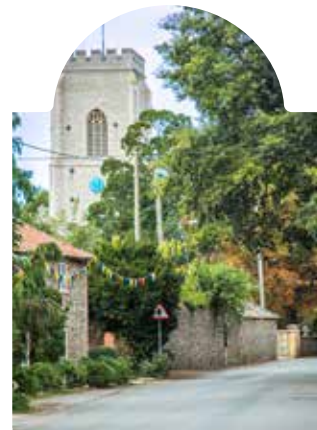
Langham has a 400 year old pub, The Bluebell, the pub motto is 'There's no such thing as a stranger, just a friend we've never met.' There is also a large 'street fayre' every two years.

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 home that invites you to slow down, breathe deeply, and enjoy the simple luxuries of village life.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2100-7314-0622-8504-3653

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: ///tidal.weeks.sharp

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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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