



1 Hollow Lane, Langham

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Pointens





1 Hollow Lane, Langham

Norfolk NR25 7BY

North Norfolk Coast 2 miles, Holt 5 miles

Norwich 25 miles

A well appointed semi-detached house offering open planning living. A particular feature is the 100 foot long rear garden. The property is situated in a much favoured North Norfolk village just 2 miles from the heritage coastline.

Guide Price £350,000



THE PROPERTY

The property offered for sale is a semi-detached house situated in a lovely location just off the centre of this favoured North Norfolk village. In good order throughout with light and bright rooms with a modern open plan living area at its heart. The accommodation briefly comprises of an entrance hall leading to a bright open plan living area, a kitchen and a rear porch leads to a bathroom. On the first floor a landing leads to two good size bedrooms and a shower room. The property also has the benefit of oil fired central heating throughout and replacement Upvc sealed unit windows and doors. Outside, and a particular feature of this property is the 100' rear garden. In addition there is a front garden and gravelled off street parking.

LOCATION

Langham is a very popular North Norfolk village located a mile inland from the coastal village of Morston and about 5 miles north west of the Georgian town of Holt which offers some of the finest shopping facilities in the area including a first class department store and numerous delicatessens, gift shops, antique centres, art galleries, cafes and restaurants. This area of north Norfolk is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. Also close by is the coastal village of Blakeney where there are additional shops, pubs, restaurants and first class hotels. The village of Langham has a well respected primary school and the popular Bluebell Inn, well known for it's excellent food and fine ales. There is also a well known boutique hotel, The Langham, an active village hall and a superb church, St. Andrew's and St. Mary's. The cathedral city of Norwich is around 25 miles distant and has an international airport and a fast rail link to London Liverpool Street.

DIRECTIONS

Leave Holt on the A148 to Fakenham, after leaving the village of Letheringsett turn right at the signpost 'By Road'. Take the next right hand turnings and at the T junction turn right. After around 1 mile you will enter the village of Langham. Hollow Lane is then the first turning on the left. The property will then be found immediately on the left, identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises:-

Upvc Front Door

Leading to:-

Entrance Hall

Staircase to first floor.

Open Plan Living Area (23'7 x 17'1 Double Aspect)

Open fireplace housing a wood burner, three radiators, television point. Understairs cupboard and door leading to the rear garden.

Kitchen (11' x 7'4)

A range of fitted base units with wooden surfaces over. Inset single drainer sink with mixer tap. Double oven, extractor hood, tiled splashbacks, wall unit. Plumbing for automatic washing machine. Tiled floor. Fitted shelving and a radiator.

Rear Lobby

Bathroom

Panelled bath with fitted shower screen, mixer tap with shower attachment. Pedestal washbasin, wc, radiator.

First Floor Landing

Radiator.

Bedroom One (11' x 11')

Fitted wardrobe, fitted cupboard. Radiator.

Bedroom Two (12'1 x 8'2 Double Aspect)

Two radiators.

Shower Room

Shower cubicle with fitted shower. Washbasin, wc, heated towel rail.
Airing cupboard.

Curtilage

The property is approached over a gravelled driveway which provides ample off street parking for several vehicles. At the front of the property there is a partially enclosed garden, a pedestrian gateway leads to the 100' rear garden which comprises of a patio directly behind the house together with a brick outhouse housing an oil fired boiler for central heating and domestic hot water. There is a brick and tile garden store, a gravelled area with raised shrub beds, a modern plastic oil tank and a further grassed garden area with a wooden shed. This is all enclosed with wooden panelled fencing.

General Information

Tenure: Freehold..

Services: Mains water, electricity and drainage are connected.

Local Authority: North Norfolk District Council, tel: 01263 513811.

Council Tax Band: Band B – £1718.92 2024/5.

Energy Performance Certificate: Band F.

Viewing arrangements: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Ref: H313268.

Agents Note: This property is 'ex-local authority' and subject to a S157 Restriction. The S157 restriction applies to many properties sold under the Right to Buy by North Norfolk District Council before March 2006. The S157 restriction requires that a new owner must have previously lived or worked in Norfolk for three years before their purchase. In the case of joint purchasers only one of the purchasers needs to have lived or worked in Norfolk for three years before their purchase.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

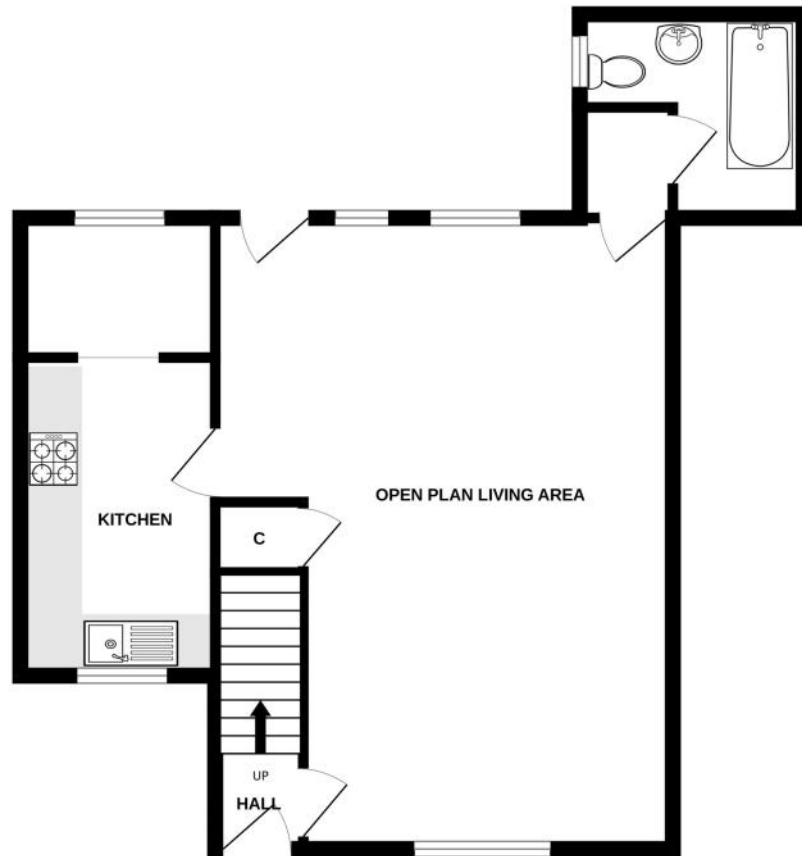
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor of Lessor.



GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1 HOLLOW LANE, LANGHAM, NORFOLK NR25 7BY

TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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