

Arnolds | Keys



Langar House Holt Road, Edgefield, Melton Constable, NR24 2RR

Price Guide £595,000

- Stunning Grade II listed property
- Two reception rooms
- Beautifully proportioned
- South facing outlook
- Four bedrooms
- Just four miles from Holt
- Attractive Village setting
- Two bathrooms
- Oil fired central heating

Langer House is a stunning, detached, Grade II listed brick and flint dwelling set in an attractive plot enjoying a southerly aspect. Dating back in part to the 18th century, this delightful property exudes charm and character both internally with exposed beams and flagstone floors, and externally with its delightful flint and brick elevations and pantiled roof. The beautifully proportioned accommodation has the benefit of oil fired central heating and offers two reception rooms, four bedrooms and two bathrooms.

Edgefield itself is an attractive rural Village with The Pigs Public House, Edgefield Nurseries and numerous woodland walks. The historic Market Town of Holt is just under four miles distant where you will find a wealth of independent shops, eateries and Gresham's School; a highly rated public school for girls and boys.



Council Tax Band: F



RECEPTION HALL

Twin casement entrance doors with windows either side, flagstone floor, two radiators, full-height feature flint and brick wall, attractive glazed door to Dining Room and archway to Kitchen/Dining Room.

UTILITY

Window to rear aspect, Belfast sink with wooden drainers, provision for washing machine and tumble dryer, continuation of flagstone floor.

CLOAKROOM

With close coupled w.c., wash basin, radiator, exposed flint and brick wall, continuation of flagstone floor, window to rear aspect.

KITCHEN/BREAKFAST ROOM

A beautifully proportioned room with an impressive ceiling beam, flagstone floor, windows to side and front aspects, a bespoke range of handmade storage cabinets incorporating a Belfast sink and solid wood work surfaces. Matching peninsula unit, provision for dishwasher, space for fridge/freezer, door to front aspect, radiator, open plan design leading to:

DINING ROOM

Stairs to first floor, impressive ceiling beam, built in understairs storage cupboard, radiator, flagstone floor, large Inglenook fireplace housing wood burning stove with bressummer beam above, window to front aspect. A lobby then leads to:

SITTING ROOM

Another superb room with flagstone floor, exposed ceiling beam, attractive Inglenook fireplace housing another wood burning stove with bressummer beam above, two radiators, windows to front and rear aspects, provision for TV.

FIRST FLOOR

LANDING

With exposed (low) ceiling beams, radiator.

BEDROOM 1

Radiator, window to front aspect, door to:

JACK AND JILL BATHROOM

Period pedestal wash basin with tiled splashbacks, roll top and clawed foot bath with telephone style mixer tap and shower attachment, close coupled w.c., tiled floor, door leading to:

BEDROOM 2

Radiator, window to front aspect, exposed ceiling beams, built in wardrobe cupboard.

BEDROOM 3

Exposed wall and ceiling beams, built in wardrobe cupboard, windows to front and side aspects, radiator.

BATHROOM 2

Period pedestal wash basin with tiled splashbacks, roll top and clawed foot bath with telephone style mixer tap and shower attachment, close coupled w.c., tiled floor, heated towel rail, fitted airing cupboard. Electric shaver point, window to rear aspect.

BEDROOM 4

Radiator, window to rear aspect.

OUTSIDE

The property is approached off the B1149 and has a shingled

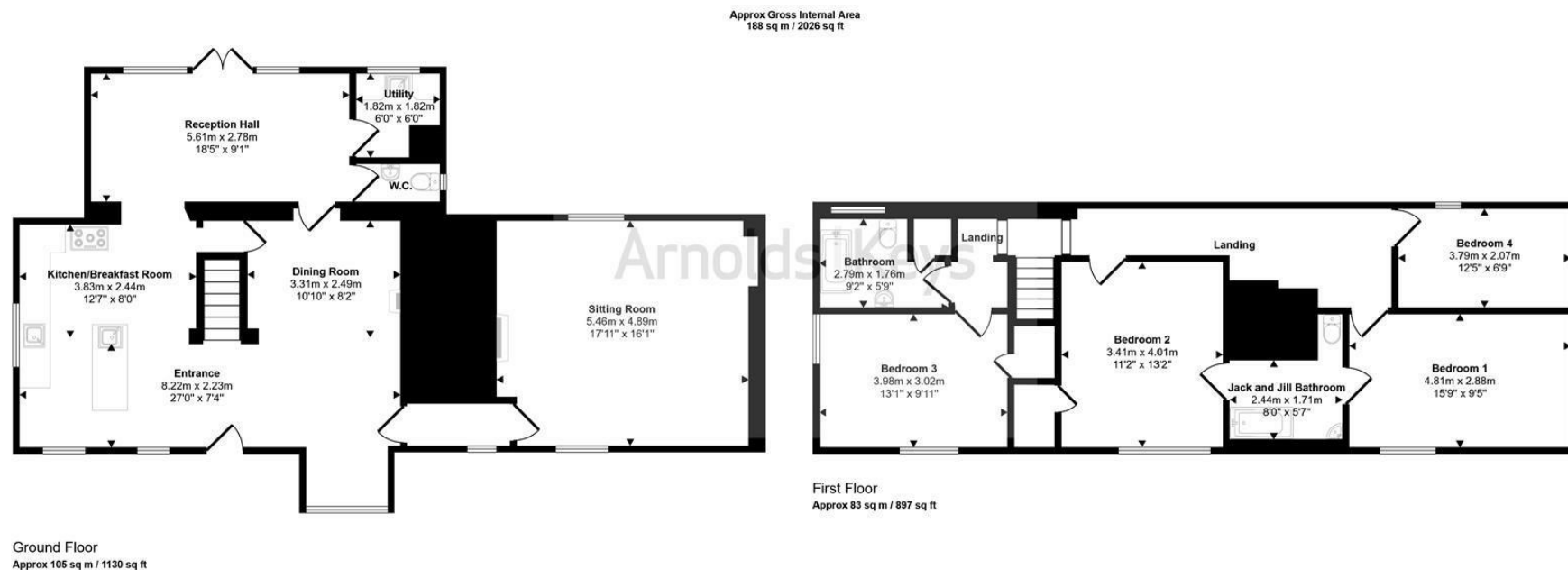
driveway with parking and turning space for a number of vehicles. A gate then leads to the formal, wrap around gardens which offer a good degree of privacy from the high hedges that surround the plot. At the rear there is a patio area suitable for alfresco dining and a small SUMMER HOUSE. The front garden enjoys a southerly aspect and is lawned with established planting to the side.

AGENTS NOTE

The property is freehold, has mains electricity and water connected. Heating is from an oil-fired boiler and drainage is to a septic tank. The property has a Council Tax Rating of Band F.







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we would receive a referral fee of £250.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC