



# THE CORNFIELD

Langham, Norfolk, NR25 7DQ  
Guide Price £375,000

**BROWN & CO**



## LOCATION

Langham is a Conservation Area within the coastal Area of Outstanding Natural Beauty. The village boasts a pub, a boutique hotel, primary school and more, with an attractive mixture of mainly flint buildings centered around the fine parish church. The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. Morston is only two miles away from where there are regular seal trips to see the colony of common and grey seals as well as a haven for sailing and bird watching. Blakeney has excellent facilities, as does Holt which is the popular market town five miles to the east.

The cathedral city of Norwich is just twenty seven miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

## DESCRIPTION

A three bedroom brick and flint detached house tucked away in a popular residential location in the pretty village of Langham. The property is approached via a driveway providing off road parking and leads to an attached garage. The fully enclosed garden grounds boast lawned and terraced areas with an assortment of mature hedges, shrubs and plants. The accommodation briefly comprises, entrance hallway, kitchen, living/dining room, conservatory, and cloakroom on the ground floor together with three bedrooms and a bathroom on the first floor.

## SPECIFICATION

- Detached Brick & Flint House
- Popular Village Location
- Attached Garage
- Off Road Parking
- Fully enclosed Garden Grounds
- Summerhouse
- Living/Dining Room
- Kitchen
- Conservatory
- Cloakroom
- Three Bedrooms
- Bathroom
- Oil Fired Central Heating
- No Onward Chain



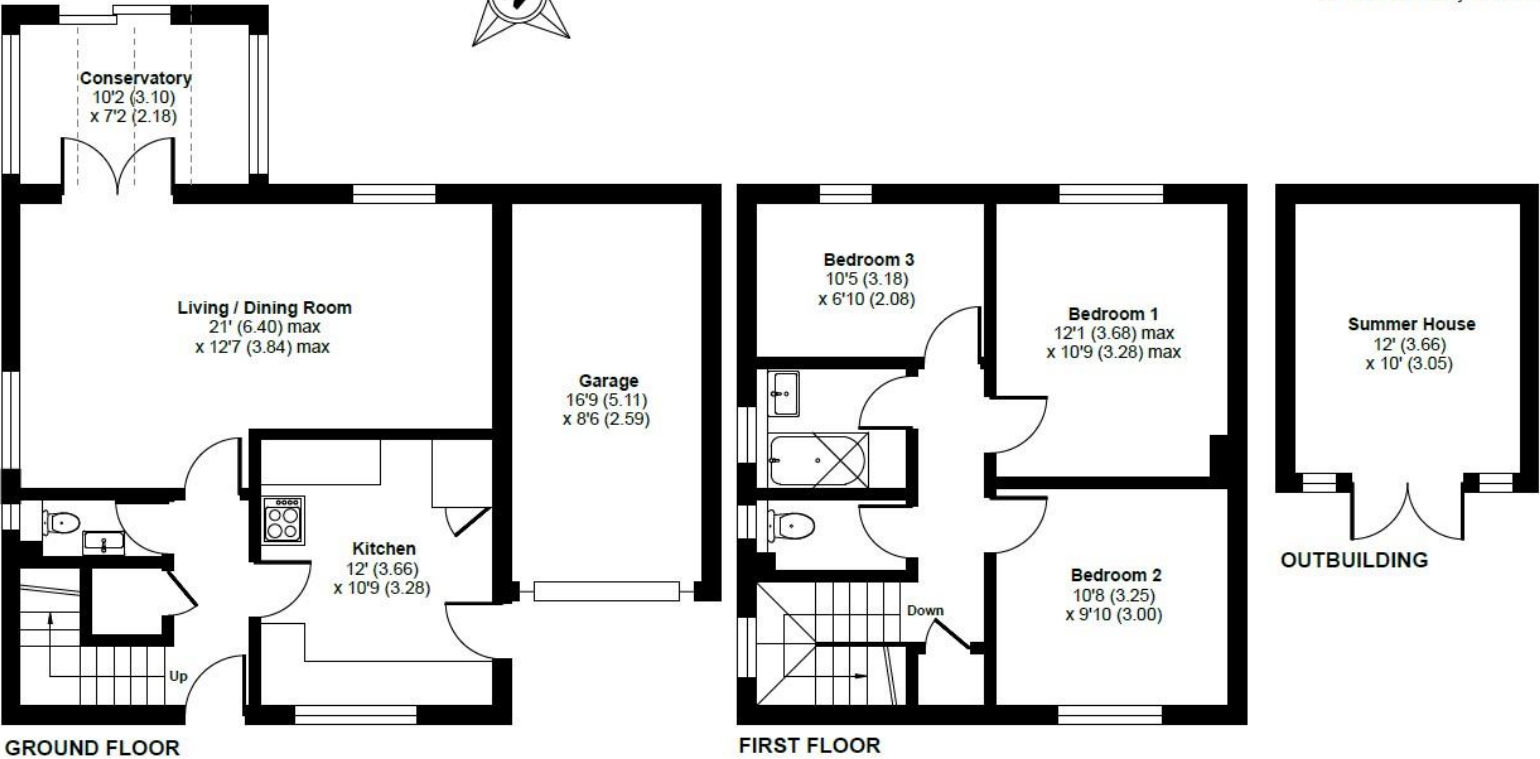







The Cornfield, Langham, Holt, NR25

Approximate Area = 1019 sq ft / 94.6 sq m  
Garage = 143 sq ft / 13.2 sq m  
Outbuilding = 120 sq ft / 11.1 sq m  
Total = 1282 sq ft / 118.9 sq m  
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

 **Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checom 2024.  
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