



LOBSTER COTTAGE

7 The Langham, North Street, Langham, Norfolk, NR25 7DH
Guide Price £490,000





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DESCRIPTION

Lobster Cottage is tucked away on the prestigious Avada Homes development, The Langham. Occupying an enviable corner plot, this upside down cottage is beautifully presented throughout. Completed in 2014, the cottage boasts luxurious finishings throughout, including natural stone flooring in the hallway and kitchen, oak flooring, oak doors and quirky French doors from the living space looking out to the garden below.

With two double bedrooms and two bathrooms on the ground floor, an open plan living space above with separate utility room and WC. There is a charming, enclosed garden wrapping around the cottage and designated parking. Perfectly located, just a few steps from the luxury Harper Hotel, walking distance from the popular village pub and just a mile inland from the coast at Morston and two miles from Blakeney.

Downstairs, both bedrooms look out over the garden. They are two good sized double rooms, with the principal bedroom enjoying a smart ensuite shower room and bedroom two having use of the equally smart family bathroom, featuring a bath with shower over.

Upstairs, the open plan living space has real 'wow' factor, with vaulted ceilings, deep bay window and charming arched window frame incorporating French doors which open on to the garden. The stylish shaker style kitchen is painted in 'Stiffkey Blue' with white stone worktops, a butler sink, electric range oven & hob, integrated dishwasher and American style fridge freezer. The kitchen floor is natural stone, with the remaining living space oak boards.

Off the main living space is a separate utility room and cloakroom, again with stone flooring, space for a washing machine & tumble dryer. The handy upstairs cloakroom has a WC and wash hand basin.

OUTSIDE

From the parking area a few steps bring you to the pedestrian gate and into the private garden at Lobster Cottage.

The garden wraps around the front and side of the cottage and is super low maintenance with gravel and paved landscaping and bordering beds for colour and planting. There is a large garden shed and plenty of space for outside dining furniture and a garden sofa to relax and enjoy the sunshine.



HOLIDAY LET OPPORTUNITY

Holiday Let Income: c.£670 - £1100 per week

Holiday Let Occupancy: c. 20 - 25 weeks

Sleeping 4 in 2 Bedrooms

Lobster Cottage has been a much loved second home and more recently open to paying guests as a successful holiday let. The cottage could be available as a turnkey with all furniture and contents (minus some personal items), by separate negotiation.

Langham is a popular destination for visitors to North Norfolk due to its proximity to the coastline but being just set back, it has a quieter more laid back feeling than the villages along the coast road itself.

LOCATION

Langham is a pretty village predominantly set in Norfolk's Area of Outstanding Natural beauty. The village is just two miles inland from the larger coastal village of Blakeney with its salt marshes leading out to Blakeney point, famous for seals, wildlife and birds and five miles from the Georgian market town of Holt. The village itself is home to the luxury Harper Hotel and the prestigious development that is home to Lobster Cottage, The Langham, is located just passed the hotel to the rear.

Within easy walking distance of the cottage is the charming village gastropub, The Langham Blue Bell which serves delicious food and has a lovely beer garden to enjoy a glass or two in the summer sunshine.

Langham has a thriving local community and an excellent primary school.

GENERAL REMARKS & STIPULATIONS

Tenure: Freehold

Services: Mains Electricity and Drainage

Service Charge for Communal Areas: £250 per annum

Heating: Underfloor Heating Throughout via Air Source Heat Pump

Council Tax: TBC - Currently Business Rated







Lobster Cottage, Langham

TOTAL FLOOR AREA : 638 sq.ft (77.6 sq.m.) approx

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