



THE STORY OF

34 Langham Road

Blakeney, Norfolk

SOWERBYS



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34 Langham Road

Blakeney, Norfolk
NR25 7PJ

Prime Central Blakeney Location

Moments from the Quay and Coast

Beautifully Renovated Throughout

Three Well-Proportioned Bedrooms

Two Generous Reception Rooms

Stylish Contemporary Kitchen

Ground Floor Shower Room and
First Floor Bathroom

Long South-West Facing Garden

Excellent Workshop and Outbuildings

Coastal and Church Views from the First Floor

SOWERBYS HOLT OFFICE

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Occupying a prime position in the heart of Blakeney, just moments from the renowned quay, independent cafés, restaurants and scenic coastal walks, this beautifully renovated three-bedroom home offers an exceptional opportunity to embrace one of North Norfolk's most desirable coastal lifestyles.

Recently refurbished throughout, the property combines contemporary comfort with character, creating bright, stylish interiors ideal for both permanent living and weekend escapes. A long south-west facing garden provides a private haven, while substantial outbuildings offer excellent versatility for home working, hobbies or storage.

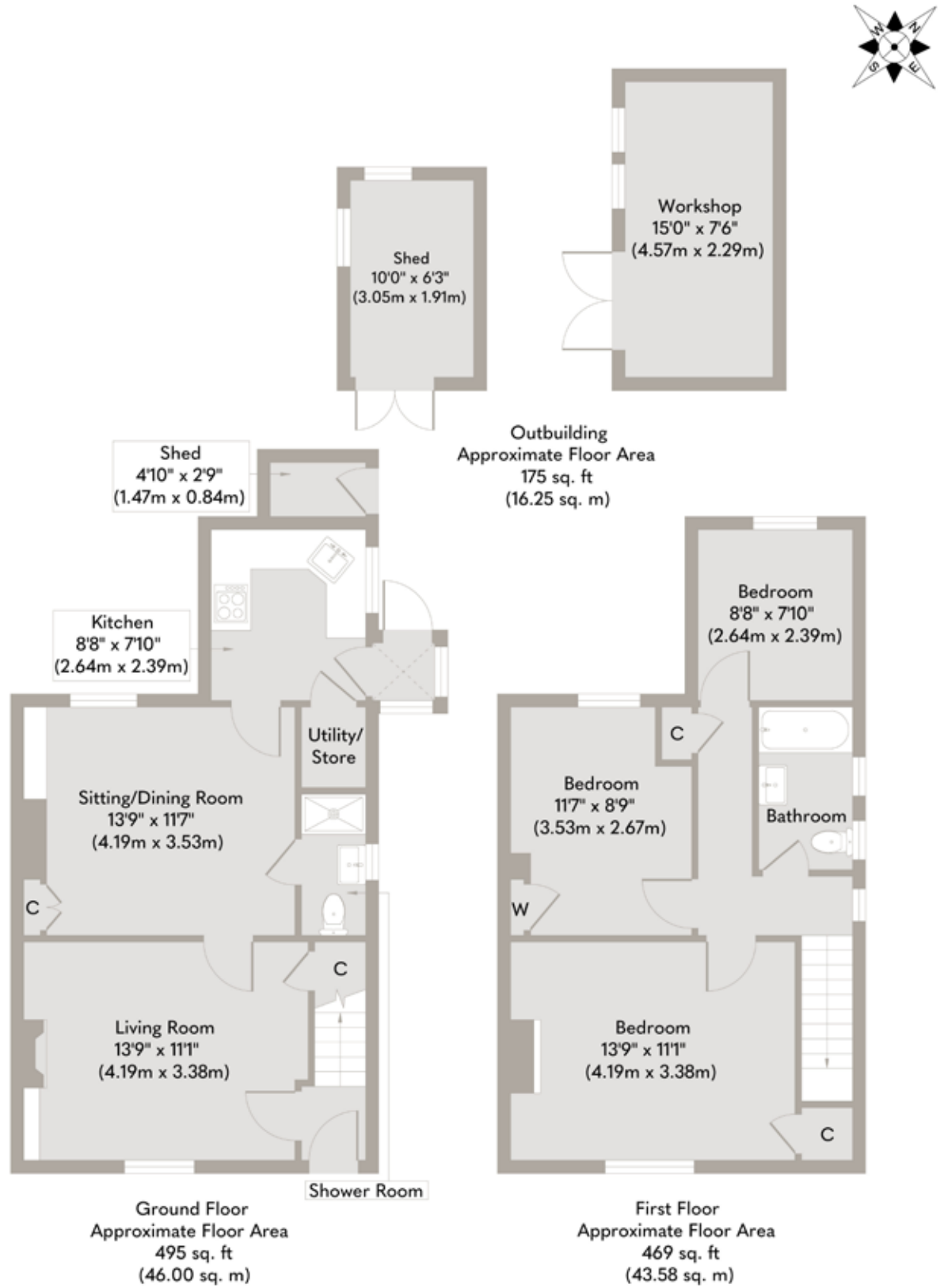
The welcoming entrance hall leads to two versatile reception rooms. The cosy front sitting room features an attractive fireplace, while the generous sitting and dining room enjoys views across the garden and offers ample space for entertaining.

The contemporary kitchen has been thoughtfully redesigned with sleek cabinetry, timber worktops and integrated appliances, complemented by a useful utility/store. A stylish ground floor shower room completes the accommodation.

Upstairs, three well-proportioned bedrooms are arranged around a central landing. The generous principal bedroom enjoys elevated views towards Blakeney's historic church and glimpses of the coastline beyond. The remaining bedrooms are served by a spacious family bathroom.

Outside, the long south-west facing garden enjoys sunshine throughout the day and is mainly laid to lawn with mature planting, creating a wonderful space to relax or entertain. At the rear, a substantial timber outbuilding offers excellent potential as a home office, studio, workshop or gym. A private driveway provides off-road parking.





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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Blakeney

A COASTAL GEM
TO CALL HOME

Blakeney is a historic coastal village on the North Norfolk Coast, located around 28 miles north-west of Norwich and just over 5 miles from the market town of Holt, offering a distinctive seaside lifestyle with a strong sense of community and year-round appeal.

At the heart of village life is the quay on the River Glaven, where sailing, kayaking, crab fishing and seal-spotting are everyday pastimes. From here, boat trips run to Blakeney Point, home to one of England's largest colonies of grey seals and celebrated for birdwatching and wildlife experiences.

Blakeney's High Street and lanes are lined with pretty flint cottages, independent boutiques, art galleries, gift shops and cafés, while essentials are served by a SPAR convenience store, post office and local surgery. The village also offers a selection of quality pubs and restaurants — among them the Kings Arms and White Horse — and seasonal outlets specialising in fresh seafood and treats from the estuary.

Outdoor enthusiasts will appreciate the North Norfolk Coast Path and marshland walks that radiate from the quay east toward Cley and west toward Stiffkey, as well as opportunities for sailing, paddleboarding and long beach walks at nearby Wells-next-the-Sea and Holkham.

Blakeney combines rich maritime heritage, vibrant local retail and café culture, and outstanding natural landscapes, creating a lifestyle that celebrates coastal living, wildlife engagement and genuine village vitality with excellent connections to town and city amenities.



Note from the Vendor



“We’ve extensively improved the house, and it’s been wonderful to see the village grow with upcoming restaurants like Havn opening nearby.”



SERVICES CONNECTED

Mains electricity, water and drainage. Heating via an air source heat pump.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref: - 0320-2737-0630-2496-2441

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: ///mint.trumpet.dumps

AGENTS NOTE

The property is subject to a Section 157 Housing Act covenant. This requires that any purchaser or tenant must have lived or worked continuously within Norfolk for a minimum of three years immediately prior to the purchase or tenancy. Prospective buyers are advised to discuss the implications of this covenant with their solicitor before proceeding.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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