



THE STORY OF

# Staddle Stone

*Langham, Norfolk*

SOWERBYS



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East Farm Barns, Holt Road, Langham  
Norfolk, NR25 7DA

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Exceptional Three Bedroom Barn Conversion

Exclusive Development of Four Barns

Open-Plan Living with Vaulted  
Ceilings and Countryside Views

Bespoke 'Naked' Kitchen with Stone  
Worktops and Integrated Neff Appliances

Three Double Bedrooms all with  
En-Suite Bathrooms

Principal Suite with Vaulted Ceiling,  
Oak Beams and Garden Access

Landscaped South-Facing Courtyard Garden

Car Port and Secure Garage with  
EV Charging Provision

Energy-Efficient Design with Air Source  
Heat Pump, Ground Floor Underfloor  
Heating and First Floor Wet Radiators

Prime North Norfolk Location in  
Langham, Close to the Coast

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**SOWERBYS HOLT OFFICE**  
01263 710777  
holt@sowerbys.com



Set within East Farm Barns, an exclusive collection of four converted barns in the desirable village of Langham, this exceptional home combines traditional Norfolk character with contemporary design, just moments from the North Norfolk coast.

Behind its brick and flint elevations, the property offers beautifully light and spacious interiors with vaulted ceilings, exposed oak beams and full-height glazing framing countryside views. The open-plan kitchen, dining and living space forms the heart of the home, with bifold doors opening onto a south-facing courtyard garden. The bespoke kitchen by Naked Kitchens features limed oak cabinetry, stone worktops and integrated Neff appliances, alongside a recessed study area ideal for home working.

All three double bedrooms benefit from en-suite bathrooms, including a striking ground-floor principal suite with vaulted ceiling, exposed beams, oak flooring and direct garden access. Bathrooms are finished with porcelain tiling, underfloor heating, rainfall showers and contemporary fittings.

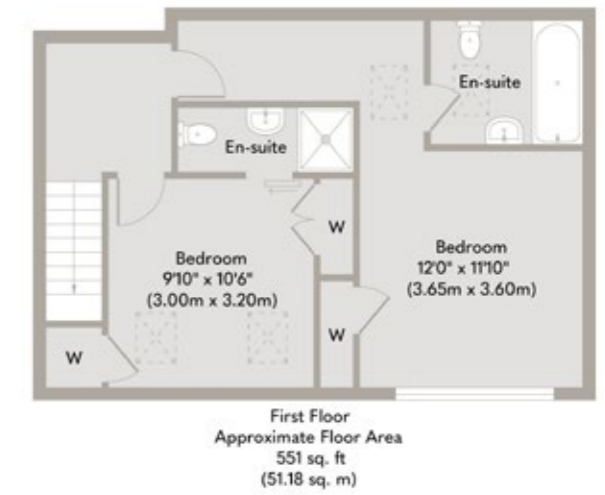
Thoughtfully designed for modern family living, the property includes a practical utility/boot room with WC and plumbing for a washing machine and tumble dryer, alongside an air source heat pump, ground floor underfloor heating and first floor wet radiators, fibre broadband, CAT6 cabling and provision for electric vehicle charging.

Langham is one of North Norfolk's most popular villages, with a well-regarded pub, boutique hotel and village school. The coastal destinations of Morston and Blakeney are just minutes away, while the Georgian town of Holt and the city of Norwich are both within easy reach.



Vaulted ceilings, exposed oak beams and uninterrupted countryside views create a wonderful sense of space and calm.





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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# Langham

A FRIENDLY VILLAGE, A SHORT DISTANCE FROM THE COAST

Langham is a well-regarded North Norfolk village located just inland from the coast, close to Blakeney, Morston and the salt marshes that define this celebrated stretch of coastline. Surrounded by open countryside and within easy reach of coastal walks, nature reserves and beaches, the village offers an excellent base for enjoying the best of North Norfolk living.

A popular village, Langham has a boutique hotel called The Harper, an historic village pub, The Bluebell, a well-respected primary school, traditional flint Church and village hall, which hosts regular events. The village also hosts a popular street fayre, reflecting the strong community spirit that continues to shape village life.

Just a short drive away, Blakeney remains one of Norfolk's most iconic coastal destinations, known for its picturesque quay, sailing boats and stunning marshland scenery. Once an important medieval trading port, the village today is celebrated for its independent cafés, galleries, seafood restaurants and access to the National Trust nature reserve at Blakeney Point. Boat trips from nearby Morston Quay offer the chance to see the area's famous seal colonies and explore the coastline from the water.

The surrounding coast provides endless opportunities for walking, paddleboarding, birdwatching and exploring the expansive beaches and creeks of the Area of Outstanding Natural Beauty. Nearby villages including Cley-next-the-Sea, Wells-next-the-Sea and Holt add further appeal, offering everything from art galleries and boutique shopping to acclaimed pubs and restaurants.

Despite its peaceful coastal setting, Langham remains conveniently placed for access to Norwich, approximately 26 miles away, with rail links to London Liverpool Street and an international airport serving the region.



## Note from Sowerbys



“A refined coastal retreat equally suited to permanent living or weekend escapes.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

C. Ref:- 0074-3809-7159-2120-5441.

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: ///tablet.removed.acids

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# SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

