



THE STORY OF
1 Hollow Lane
Langham, Norfolk

SOWERBYS



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1 Hollow Lane

Langham, Norfolk
NR25 7BY

Charming Two-Bedroom Semi-Detached House

Quiet Village Lane Location in Langham

Within Easy Reach of Holt

Bright and Spacious Open-Plan
Sitting/Dining Room

Cosy Log-Burner and Dual-Aspect Windows

Well-Appointed Kitchen with Versatile
Adjoining Studio Space

Ground-Floor Bathroom Plus
First-Floor Shower Room

Two Generous Bedrooms

Private Frontage with Parking for Two Cars

Beautifully Landscaped Garden with
Patio, Raised Beds and Orchard

SOWERBYS HOLT OFFICE

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Quietly tucked away in a peaceful spot, 1 Hollow Lane is ideally located for Holt, the coast, and further afield, whilst enjoying a tranquil rural setting.

The property has a welcoming and spacious feel, with a bright open-plan reception room forming the heart of the home. The sitting and dining areas benefit from dual-aspect windows, creating a light and airy space, while a log burner adds a cosy focal point for the evenings. To the side is a well-equipped kitchen, with an adjoining rear room currently used as a studio. This versatile space could easily be adapted to suit a variety of needs, perhaps as a pantry, breakfast area or home office. A useful bathroom completes the ground floor.

Upstairs are two generous double bedrooms, together with a contemporary shower room.

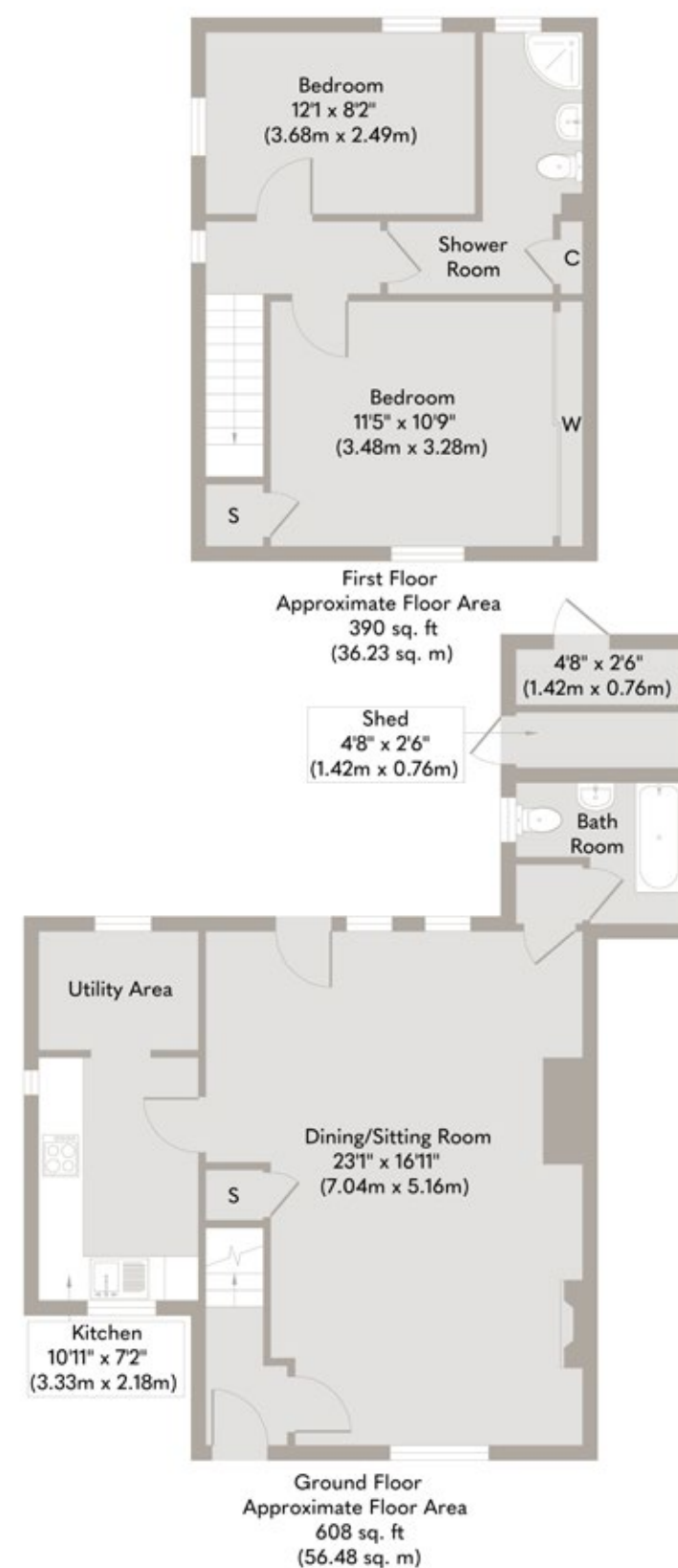
Outside, the property is approached via an attractive raised frontage, set back and well hidden from the road, providing a good degree of privacy. There is convenient parking to the side for two cars.

The garden is a particular highlight. Thoughtfully landscaped, it offers a series of distinct areas, beginning with a patio ideal for outdoor entertaining, leading through raised beds and onwards to an established orchard beyond. The combination of planting, seating areas and productive garden space gives the outside space a lovely sense of depth and character.

A charming village home offering flexible accommodation, excellent outdoor space and a peaceful setting, while remaining conveniently placed for Holt and the wider North Norfolk area.



It's a light, open plan,
quiet and peaceful home.



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.

The village 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 the Vendor



Blakeney Quay

“...the coast is only 5 minutes away with easy access to Blakeney, Wells, Salhouse, Morston and more.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 2261-3065-9208-3136-8204

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: /// attends.dislikes.moment

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SOWERBYS

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