

# THE CORNFIELD

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

BROWN & CO

## LOCATION

Langham is an exceptionally sought-after coastal conservation village nestled within the Norfolk Coast Area of Outstanding Natural Beauty. Located just two miles inland from the famous salt marshes of Blakeney and five miles from the historic market town of Holt, the village is renowned for its quintessential North Norfolk charm. Its picturesque street scenes are defined by a beautiful blend of traditional brick-and-flint architecture, quiet winding lanes. This peaceful enclave offers property buyers a rare combination of rural countryside serenity and immediate access to the spectacular heritage coastline.

## DESCRIPTION

Tucked away in a peaceful cul-de-sac within the highly coveted coastal village of Langham, 9 The Cornfield is an inviting detached bungalow. It balances a quiet position with close proximity to the North Norfolk coastline. The interior layout is tailored for modern, fluid living, centered around an open-plan kitchen, dining and living area that forms a welcoming everyday environment, complete with a practical utility room leading off the kitchen diner. The accommodation includes a master suite complete with its own shower room, a versatile second bedroom, and a separate family bathroom. Externally, a generous, private plot features mature, arranged gardens with established borders. Complete with plenty of off-road parking and a garage, this home offers a wonderful opportunity to secure an adaptable residence in a premier location, placing you within moments of Holt and the beautiful coastal hubs of Blakeney and Morston.

## SPECIFICATION

- Prime Coastal Village Position: Situated in the highly sought-after conservation village of Langham, just minutes from Blakeney and Morston.
- Quiet Cul-de-Sac Location: Tucked away in a peaceful, low-traffic residential setting.
- Generous Private Plot: Set back on an excellent plot featuring private, beautifully established gardens.
- Garage & Ample Off-Road Parking: Includes a spacious driveway and garage with plenty of room for multiple vehicles.
- Versatile Accommodation: Features two bedrooms, offering flexible living options to suit various buyer needs.
- Social Open-Plan Kitchen: Features an open-plan kitchen and dining area designed as the everyday hub of the home.
- Spacious Sitting Area: Offers a large, adaptable main living room with a fluid layout.
- Two Flexible Bedrooms: Master suite and a further bedroom providing space for families and guests, or a dedicated home office.





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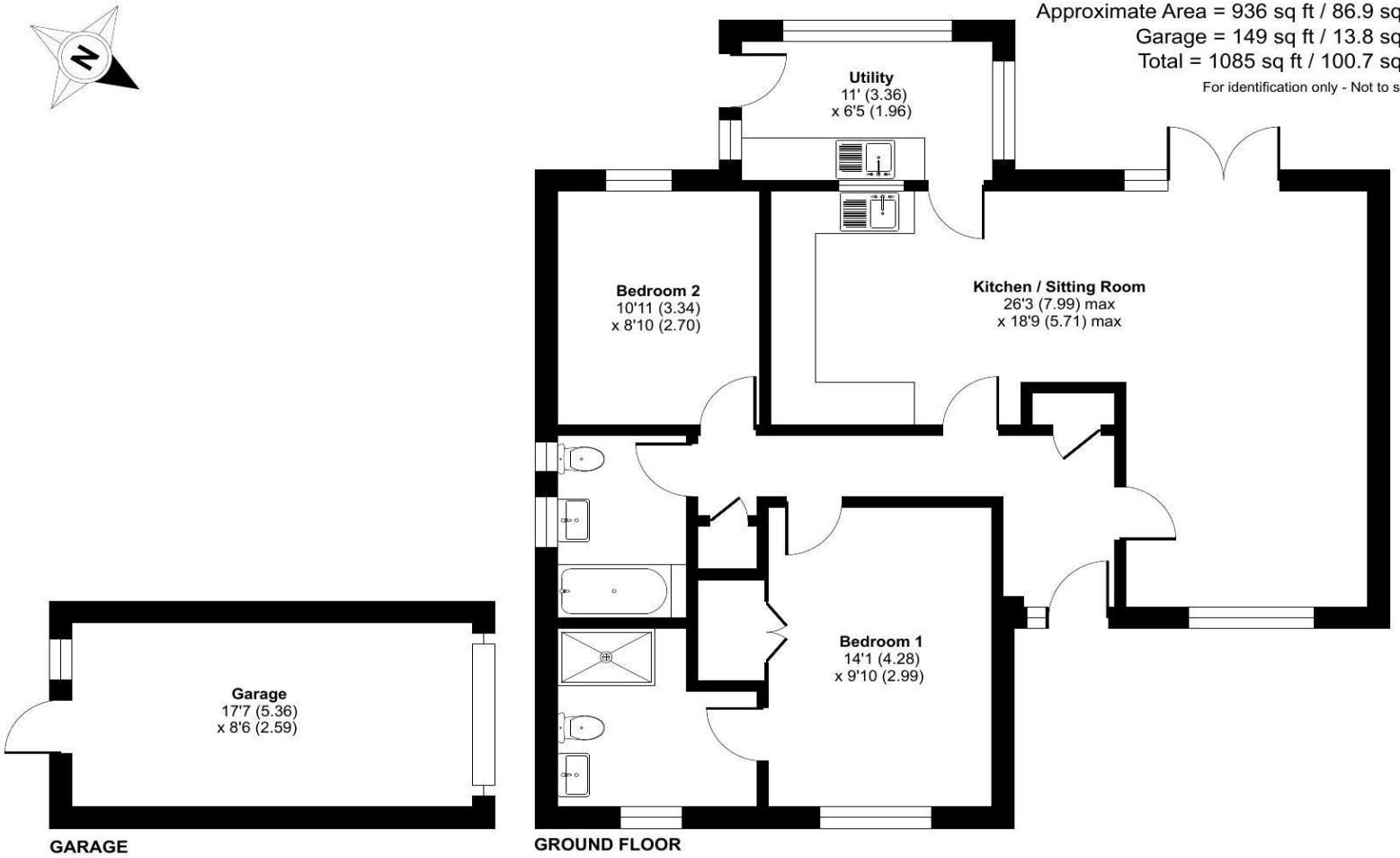


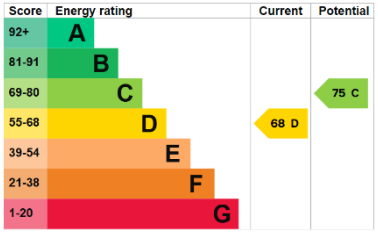


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Approximate Area = 936 sq ft / 86.9 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 1085 sq ft / 100.7 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Brown & Co. REF: 1541950

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