



THE OLD
3
BAKEHOUSE

THE STORY OF

The Old Bake House

Langham, Norfolk

SOWERBYS



THE STORY OF

The Old Bake House

3 The Green Holt Road, Langham
Norfolk, NR25 7BX

Beautifully Renovated Brick and Flint Cottage

Two Generous Double Bedrooms

Luxurious Principal Suite with Open-
Plan En-Suite Bathroom

Superb Open-Plan Living Accommodation

Bespoke Fitted Kitchen with Vaulted Ceiling

Exposed Beams and Wealth of Original Character

Private Enclosed Flint-Walled Courtyard Garden

Air Source Heating and Air Conditioning

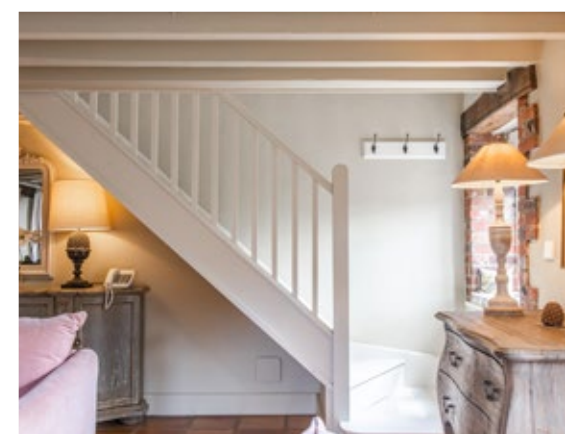
Private Parking

SOWERBYS HOLT OFFICE

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Behind traditional brick and flint elevations lies an exceptional village home that effortlessly combines period charm with sophisticated contemporary styling. The Old Bakehouse offers beautifully appointed accommodation, completed by air conditioning, a private walled garden and an enviable lifestyle just minutes from the celebrated coastline.

Lovingly restored and comprehensively upgraded, the cottage is rich in original character. Exposed beams, vaulted ceilings, pamment tiled flooring and brick detailing sit comfortably alongside high-quality fittings, bespoke cabinetry and luxurious bathrooms.

The heart of the home is the superb open-plan living space, where the sitting and dining areas flow seamlessly into the beautifully fitted kitchen. Natural light pours through French doors opening onto the private courtyard. The kitchen has been thoughtfully designed with handcrafted cabinetry, quality integrated appliances, solid worktops and an informal dining area beneath impressive, vaulted ceilings and exposed timbers. The ground floor also offers a generous double bedroom served by a stylish shower room.

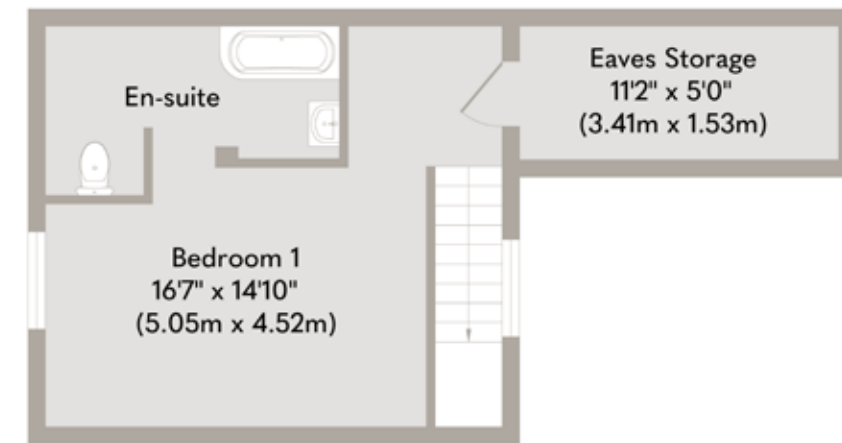
Ascending to the first floor, the impressive principal suite occupies the entire upper level. Vaulted ceilings enhance the sense of space, whilst the luxurious open-plan en-suite bathroom, complete with freestanding bath, creates a boutique hotel atmosphere. A substantial eaves storage room provides valuable additional storage.

Outside, the enclosed flint-walled courtyard garden offers complete privacy and has been professionally landscaped to provide several seating areas, attractive planting and a sun terrace, creating an idyllic space to enjoy long summer evenings. Private parking further enhances the property's practicality.

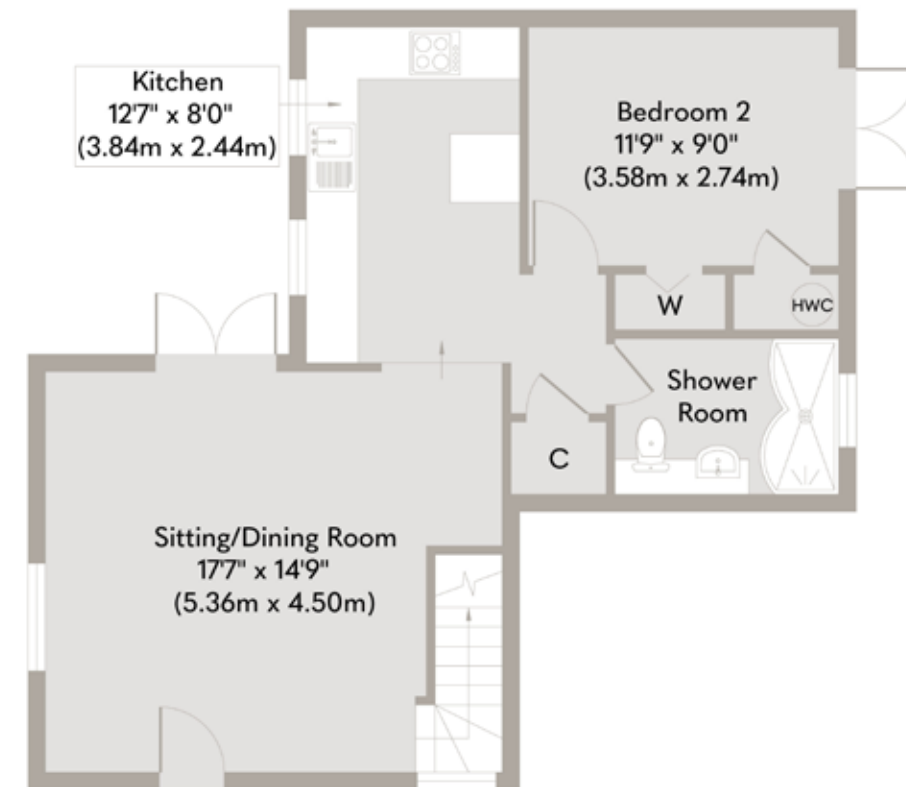


A home that balances
timeless character with
contemporary elegance.





First Floor
Approximate Floor Area
261 sq. ft
(24.24 sq. m)



Ground Floor
Approximate Floor Area
583 sq. ft
(54.16 sq. m)

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.

At the heart of Langham is The Bluebell, a historic village pub dating back more than 400 years, well known locally for its welcoming atmosphere and regular community 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



“Private, peaceful
and perfectly
placed for the
North Norfolk
coastline.”



SERVICES CONNECTED

Mains water and electricity. Private drainage.
Heating via air source heat pump. Air conditioning.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2734-3025-3200-0088-0222.

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: ///book.generally.exhaling

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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