



INTRODUCING

# 19 Hollow Lane

*Langham, Norfolk*

# SOWERBYS



THE STORY OF

# 19 Hollow Lane

Langham, Norfolk  
NR25 7BY

Spacious Semi-Detached  
Character Home

Traditional Brick and  
Flint Elevations

Located in Coastal  
Village of Langham

Generous Double-Aspect  
Sitting Room with  
Wood-Burning Stove

Principal Bedroom with  
En-Suite Shower Room

Two Further Bedrooms  
and Family Bathroom

UPVC Double Glazing  
Throughout

Detached Garage and  
Brick Weave Driveway

Private Enclosed Rear Garden

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Situated in the heart of the highly regarded coastal village of Langham, this spacious semi-detached home combines characterful brick and flint elevations with well-balanced accommodation, ideally suited to modern living.

The property opens into an inviting entrance hall leading to a generous double-aspect sitting room, centred around an open fireplace with wood-burning stove, creating a warm and welcoming focal point. The kitchen is well-appointed and complemented by a ground floor cloakroom.

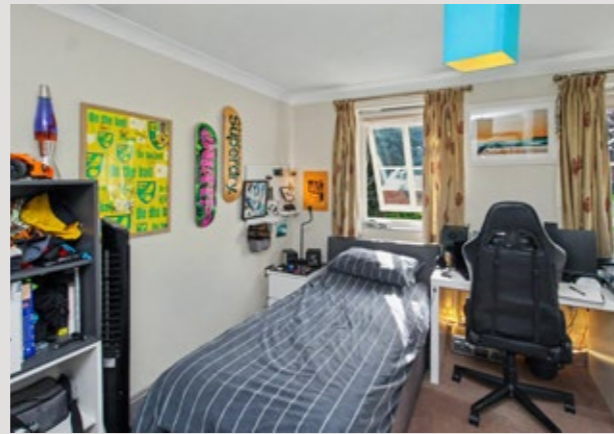
To the first floor, the landing gives access to a principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. The property further benefits from UPVC sealed unit double glazing throughout together with oil-fired central heating.

Outside, a shingled frontage provides parking, whilst a brick weave driveway extends to the side of the property leading to a detached garage. A particular highlight is the generous enclosed rear garden, offering a good degree of privacy and space for outdoor entertaining and family enjoyment.

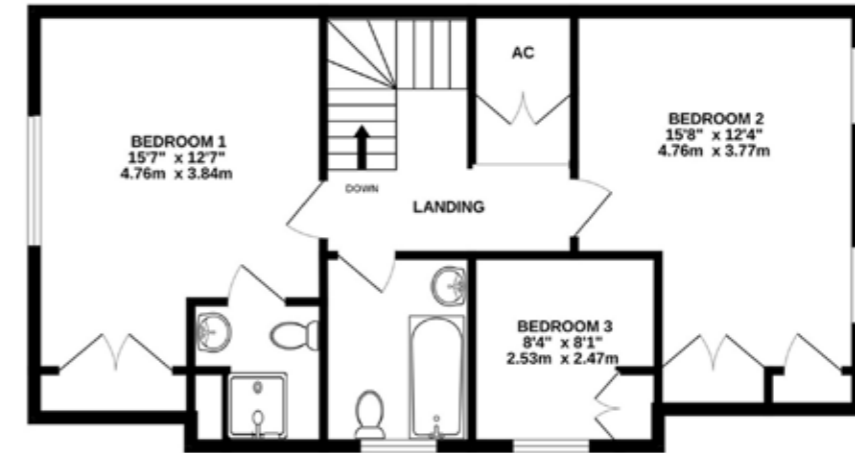


A spacious home ideally suited to modern coastal living.

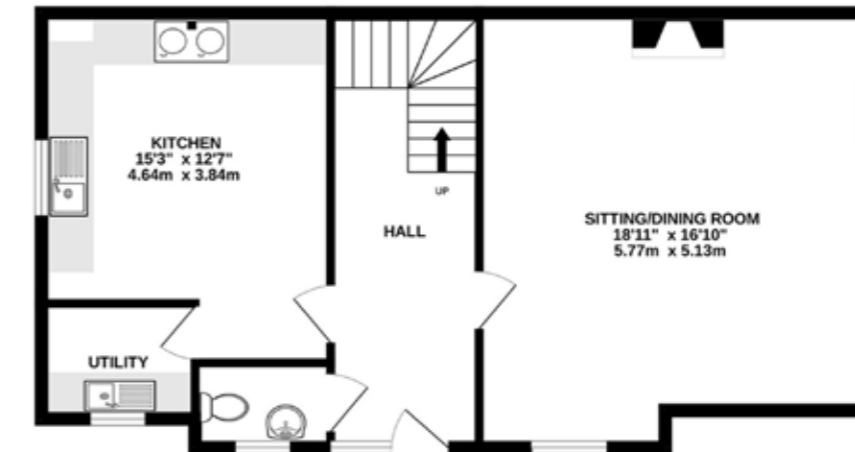




1ST FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



19 HOLLOW LANE, LANGHAM, NORFOLK NR25 7BY  
TOTAL FLOOR AREA : 1306 sq.ft. (121.3 sq.m.) approx.

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 the Vendor



“The enclosed rear garden offers a private setting for entertaining and relaxation.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: ///shirtless.frock.vivid

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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