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THE STORY OF
14 The Langham

Langham, Norfolk

SOWERBYS



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North Street, Langham, Norfolk
NR25 7DH

Distinctive Norfolk Flint Façade
with Contemporary Interiors

Vaulted First-Floor Living Space
Filled with Natural Light

Bespoke Kitchen with Granite
Worktops and Curved Island

Open-Plan Sitting and Dining Areas
with Far-Reaching Views

Four Double Bedrooms, Each
with a Private En-Suite

Principal Suite with Walk-In Wardrobe
and Four-Piece Bathroom

Versatile Additional Room for
Study, Snug or Fifth Bedroom

Landscaped Terraces Designed for
Outdoor Living and Entertaining

Air-Source Underfloor Heating,
Garage and Private Parking

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Set within an exclusive meadow-side development, this exceptional four/five-bedroom residence presents a striking blend of architectural character and contemporary design. Behind its distinctive Norfolk flint façade, a thoughtfully curated interior unfolds, where quality craftsmanship and refined finishes create an atmosphere of quiet sophistication.

The principal living space occupies the first floor, where a vaulted ceiling crowns a remarkable open-plan arrangement. Natural light pours in from multiple aspects, illuminating the seamless flow between kitchen, dining and sitting areas. At its heart, the bespoke kitchen is both sculptural and functional, complete with granite worktops, premium appliances and a curved island that anchors the space with effortless style.

Expansive glazing frames far-reaching meadow views, enhancing a sense of openness while maintaining a strong connection to the surrounding landscape. A versatile additional room offers flexibility for a study, snug or fifth bedroom, complemented by a nearby shower room.

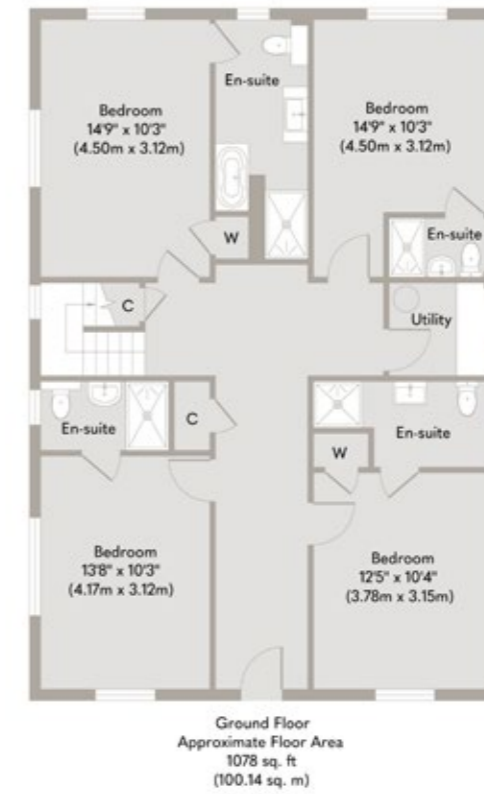
The ground floor is arranged with equal consideration, hosting four generous double bedrooms, each with its own en-suite. The principal suite is particularly well-appointed, featuring a walk-in wardrobe and an elegant four-piece bathroom finished to a high standard.

Outside, landscaped terraces provide a series of inviting spaces for dining and relaxation, perfectly positioned to enjoy the changing light across the countryside. With underfloor heating via an air-source system, a garage and private parking, this is a home designed for both comfort and enduring appeal.



Four en-suite bedrooms offering privacy, comfort, and a boutique feel throughout.





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

A very friendly village, Langham is just a short distance from the beautiful coast- Blakeney village with its picturesque harbour.

Langham has a 400 year old pub, The Bluebell, the pub motto is 'There's no such thing as a stranger, just a friend we've never met.' There is also a large 'street fayre' every two years.

It would be hard to find a spot which reflects the beauty of the Norfolk coast better than Blakeney. Set in an Area of Outstanding Natural Beauty, its picture perfect location is made for Instagram-worthy shots of moored boats on mud flats, under big blue skies.

When the tide's touching the shoreline, untie your laces and dip your toes in, take the plunge or push off with a slow drift along coastal inlets on a paddleboard or boat to lose yourself in nature's finest backdrop. Forage some samphire for a taste of the coast, try your hand at catching a crab on the quay, or join the tourists and take a boat trip with Bean's to spot the seals bobbing along on the water.

Despite the relaxed scene, Blakeney was once a bustling medieval port and the village's Guildhall and Church of St Nicholas are evidence of its rich, trading past which continued until the mid-19th century. Today, the nature reserve surrounding Blakeney Point is owned by the National Trust and thousands of nesting and migratory birds provide a twitcher's paradise where the tweets are tech-free.

About 26 miles to the south-east of Langham is the cathedral city of Norwich and has a main line rail link to London Liverpool Street and Norwich International Airport is to the north of the city.



Note from Sowerbys



“Vaulted living, endless light, and views that stretch across open meadowland.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump heating.

COUNCIL TAX

Band F.

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: ///goofy.messing.parent

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SOWERBYS

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