



THE STORY OF
16 The Langham North Street

Langham, Norfolk

SOWERBYS



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16 The Langham North Street

Langham, Holt
NR25 7DH

Exclusive Development Designed and
Built in 2014 by Avada Homes

Striking “Upside Down” Layout with Vaulted
First-Floor Living Accommodation

Spacious Open-Plan Dining/Sitting Room

Shaker-Style Kitchen with Oversized
Island and Integrated Appliances

Three Bedrooms in Total

Two Double Bedrooms with Luxury
En-Suite Shower Rooms

Third Bedroom Served by a Family Bathroom

Ground Floor Utility Room

Low-Maintenance Rear Garden
with Paved Sun Terrace

Located in Langham, Close to Holt
and the North Norfolk Coastline

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Tucked away within an exclusive development built in 2014 by Avada Homes, this impressive three-bedroom home offers a considered take on modern coastal living. Designed with an “upside down” layout, the principal living space occupies the first floor, where vaulted ceilings and an elevated position draw in excellent natural light and enhance the sense of space.

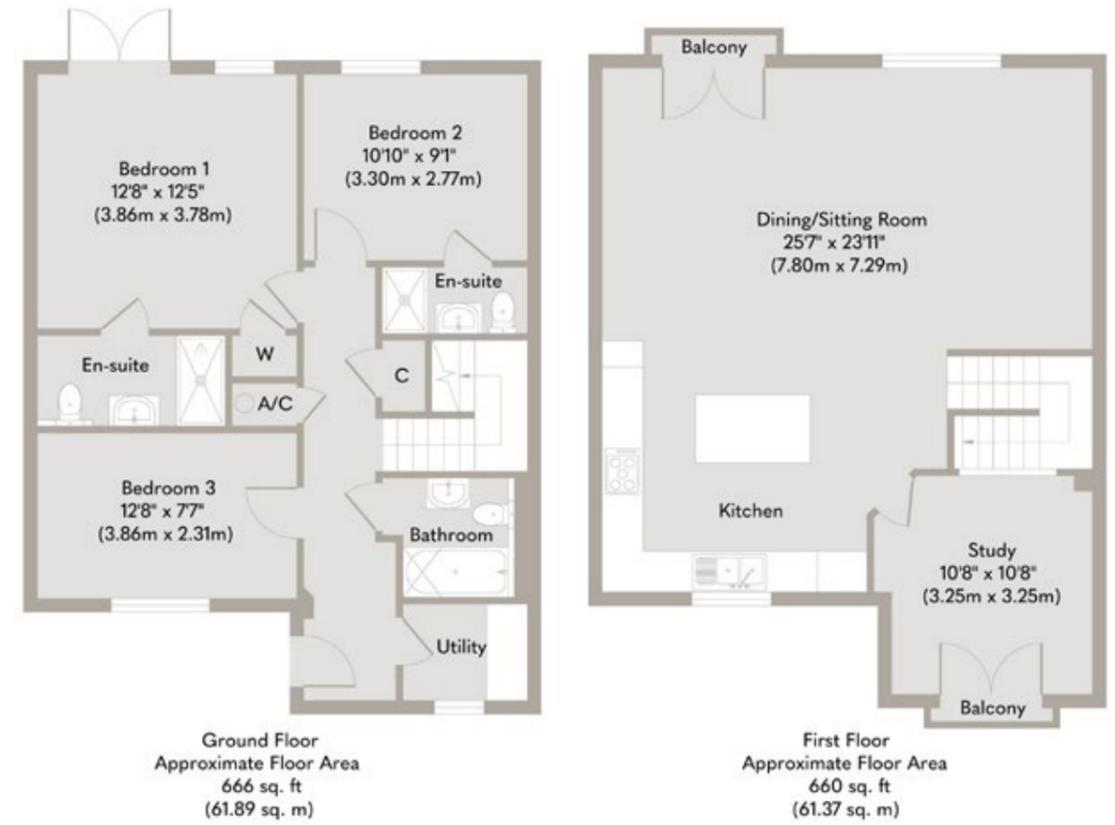
The first-floor dining/sitting room is the focal point - open plan, well-proportioned and suited to both everyday living and entertaining, with clearly defined yet connected areas. Adjoining, the Shaker-style kitchen pairs classic detailing with practicality, featuring an oversized island, integrated appliances and stone worktops. A separate study on this level provides flexibility as a home office or occasional bedroom, with French doors opening to a Juliette balcony. On the ground floor are three well-presented bedrooms. The principal bedroom benefits from a luxury en-suite shower room, while a second double bedroom also enjoys its own en-suite. A third bedroom is served by a stylish family bathroom with contemporary tiling and quality fittings. A ground floor utility room adds further convenience.

Outside, the enclosed rear garden is designed for low maintenance, with a paved sun terrace ideal for outdoor dining and seating. Allocated parking completes the practical appeal. Situated in Langham, one of North Norfolk’s most attractive villages, the property is within easy reach of the Georgian market town of Holt and the North Norfolk Coast, renowned for its beaches, marshes and sailing waters. A well-executed home combining architectural clarity with village setting, offering modern comfort close to the coast.



Bright, well-balanced space suited to both everyday living and entertaining.





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.

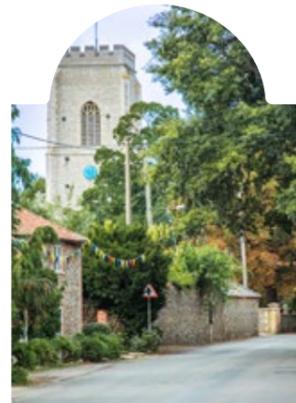
Langham has a 400 year old pub, The Bluebell, the pub motto is 'There's no such thing as a stranger, just a friend we've never met.' There is also a large 'street fayre' every two years.

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



“Located in one of North Norfolk’s most attractive villages.”



SERVICES CONNECTED

Mains electricity and water. Air source heat pump central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 2276-3052-3203-4695-9200

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: ///stockpile.chef.slave

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SOWERBYS

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