

The Old Bakehouse | 50 Langham Road | Holt | NR25 7LG

Guide Price £700,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Guide Price £700,000 - £775,000
- Grade II listed former village bakery offered for sale with no onward chain
- Four first floor double bedrooms, family bathroom and separate shower room
- Generous accommodation extending to over 2,100 sq ft, plus outbuildings
- Stunning 23'3" x 19'5" open-plan kitchen/dining room with feature spiral staircase
- Multiple reception rooms, including garden room with doors opening onto the courtyard
- Abundance of character features throughout the property, including inglenook fireplaces
- Former separate flour store with holiday let planning permission
- Established gardens and grounds approaching 0.4 acres
- The property benefits from a driveway, leading to a private parking area at the rear

About the Property

If you're looking for a character property with plenty of space, a generous garden and the potential for further accommodation, then The Old Bakehouse is certainly worth a look. Dating back to around 1795, this Grade II Listed former village bakery offers over 2,250 sq ft of versatile accommodation, with four double bedrooms, several reception rooms and a separate former flour store/barn with planning permission granted for conversion into a holiday let, along with potential for alternative uses such as an annexe or studio, subject to the necessary consents.

The ground floor includes a welcoming reception hall with an impressive inglenook fireplace and wood-burning stove, leading through to a separate sitting room. The spacious kitchen/dining/family room forms a central part of the home, with exposed beams, traditional flooring, an electric Aga, additional oven and hob, and plenty of room for both dining and seating. A cast iron spiral staircase provides access to the first floor, while a separate garden room, with two sets of French doors opening onto the garden, offers further reception space. There is also a utility room and boot/boiler room.

Upstairs, the accommodation is arranged across two landing areas, accessed via separate staircases. There are four double bedrooms, including a dual-aspect main bedroom with feature fireplace, along with a family bathroom featuring a bath and separate shower, and an additional shower room. Throughout the property, features such as exposed brickwork, vaulted ceilings, original fireplaces and timber flooring reflect the building's history.

Having most recently been used as a holiday home, the property is situated in the North Norfolk village of Field Dalling, approximately four miles from the coast and five miles from the popular market town of Holt.



















The Outside

The property occupies grounds approaching 0.4 acres, including the long driveway, with established cottage-style gardens featuring a mixture of mature trees, shrubs and planted borders. Gravelled pathways lead through the garden, with two sandstone paved terraces providing space for outdoor seating and dining. A substantial brick and flint wall runs along one boundary, adding to the character of the outside space.

To the rear is an additional area of land providing off-road parking, accessed via a long driveway from Holt Road. The driveway forms part of the property's ownership, although a neighbouring property benefits from a right of way over part of it.

Within the garden is a separate former flour store/barn, a single-storey outbuilding currently requiring updating, which benefits from plumbing and a WC. Planning permission has been granted for its conversion into a holiday let, with potential for alternative uses such as an annexe, studio or additional accommodation, subject to the necessary planning permissions. There are also further useful storage outbuildings.

The Location

Field Dalling is a traditional North Norfolk village surrounded by countryside, situated approximately four miles from the North Norfolk coast. The village has an active community, with a village hall and historic church, while a wider range of amenities can be found in the nearby market town of Holt, approximately five miles away.

Holt is a popular Georgian market town offering a good selection of independent shops, cafés, restaurants and everyday amenities, including supermarkets, healthcare facilities and leisure opportunities. The town is also home to the well-regarded Gresham's School, offering pre-prep, prep and senior education.

The North Norfolk coastline is within easy reach, with popular destinations including Morston, Blakeney and Wells-next-the-Sea, offering coastal walks, sailing, wildlife watching and a variety of places to eat and explore. Further shopping and amenities can be found in Fakenham, while the city of Norwich provides a wider range of shopping, entertainment and transport connections.

AGENT NOTES

The property is Grade II listed and benefits from outline planning permission for the conversion of the separate outbuilding into an annexe.
Please be advised that the property shares a septic tank with the neighbouring property.
The property is currently held under two separate titles, both of which are included in the sale.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -
We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-
Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

GDPR – Personal Information
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.





Total area: approx. 197.5 sq. metres (2125.4 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency. Plan produced using PlanUp.

Tenure: Freehold

Council Tax Band: F

Local Authority: North Norfolk

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.

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