



Marram House
2 St. Andrews Drift | Langham | Norfolk | NR25 7AG

STUNNING FIELD VIEWS



This attractive property combines the character of traditional Norfolk brick and flint construction with the comfort of a well planned modern home, set in a peaceful lane on the edge of this sought after village.

It offers generous living space and a dedicated workshop or studio, with wraparound gardens and far reaching views over open fields towards the south and west.

The North Norfolk coast, Morston and Blakeney are close by and Holt and Fakenham within easy reach, it makes an appealing full time home or relaxing retreat in a remarkably tranquil setting.



KEY FEATURES

- An Attractive Brick and Flint Detached Home in the Quiet Village Setting of Langham
- Three Bedrooms and First Floor Family Bath/Shower Room
- Living Room opening into the Conservatory
- Separate Dining Room ideal for Entertaining Family & Friends
- Kitchen/Breakfast Room, Separate Utility Room & Ground Floor WC
- Workshop/Studio Converted from Original Garage
- Wraparound Gardens with Open Plan Western Boundary and Gorgeous Farmland Views
- Driveway Parking
- The Accommodation extends to 1,388sq.ft
- Energy Rating: D

The property presents a rare chance to acquire a long held family home in Langham, ready to enjoy immediately yet offering scope for sympathetic updating to suit a new owner's style.

Family Affair

"Having had friends who lived in North Norfolk, Mum and Dad fell in love with the area and decided it was where they would like to retire to. The house has a 39-year history and has been owned by our parents since it was built," the family explained when recalling what first drew them to the property. Their parents bought the house in 1986, choosing this new brick and flint development in St Andrews Drift for its Norfolk stone construction, village pub, church and reputation for a strong community spirit. Thus the house has remained in the same ownership for nearly four decades, quietly witnessing changing generations and lifestyles while retaining the practical layout and traditional appearance that first appealed. Its brick dressings, flint panels and pitched tiled roof echo the area's vernacular architecture, giving it instant character within a small cul de sac of similarly styled homes.

So Much To Offer

A sheltered porch leads into a central hallway, where stairs rise to the first floor and a useful cupboard sits beneath, immediately giving a sense of space and practicality. To the left is the light, triple aspect dining room, a welcoming reception space which has long served as the main setting for family gatherings and celebrations. The hallway also opens into the living room, a generously sized space, with an open-hearth fire. This room flows into the conservatory so that views of the garden and fields form a constant backdrop. The conservatory, with double doors to the garden, provides a sunny everyday living area ideal for reading or simply enjoying the changing seasons outside. Accessed from the hall, the kitchen breakfast room offers ample worktop space and also space for an informal table, while a doorway connects to the utility room at the rear, giving additional storage and further work surfaces. A ground floor lavatory set off the hall makes the layout practical for guests as well as daily family life. The workshop studio was converted from the former garage with a north facing aspect, deliberately chosen for its steady light, so making this a natural space for art and craft or hobbies





KEY FEATURES

Upstairs, a central landing serves three bedrooms and a family bathroom, with built in storage on the landing as well as in one of the bedrooms. Two double bedrooms enjoy the rural outlook, while from the bathroom window there is even a glimpse of Blakeney Point and the sea beyond.

Improvement & Refinements

Soon after moving in, the family converted the original garage into a dedicated workshop and studio to support the owners work as an artist and calligrapher, choosing the north facing orientation for the quality of light. "He would spend hours in his workshop painting, drawing and writing. Mum and Dad had an intercom between the house and the workshop so she could call him in for his dinner," the family said. This thoughtful adaptation created a highly usable, flexible space that continues to offer excellent potential for creative pursuits or working from home. More recently a new driveway surface was laid around 2019 or 2020, together with a run of paving slabs alongside it to prevent vehicle tyres from wearing the grass, improving both practicality and appearance. The border alongside the drive includes a much loved rose bush, from which neighbours regularly take cuttings, a small detail that illustrates both the care taken in planting and the good relations along the cul de sac.

Vast Skies, Peaceful Setting

The family describe the quiet location as the property's greatest asset, particularly valued when coming from busier parts of the country where background traffic noise is constant. "The house offers great views over the fields to the south and west, and you can see the sea at Blakeney Point to the north from the bathroom window! One thing we always notice is the light – the sky is so vast. It can be so clear at night; the only shooting stars we have ever seen have been in Norfolk," the family said. Alongside the setting, the arrangement of reception space gives the house a naturally sociable feel, with the dining room, sitting room and garden room linking easily yet still providing distinct areas for different activities. Combined with the studio and wraparound gardens, the property offers a lifestyle that is both peaceful and engaging, well suited to those who love art, nature and the outdoors.

The Outside

The garden runs around all four sides of the house, with areas of lawn, mature shrubs and borders creating a series of spaces that catch the sun at different times of day. After an earlier hedge became tired these sides were opened up to give an "open plan" feel that blends the garden into the surrounding landscape. A timber shed currently separates the eastern and western portions of the garden, while paths and paving provide easy circulation and access to the workshop, utility and garden room. The drive runs alongside the house with added paving slabs to prevent footfall on the lawn, providing a practical parking space in front of the property, and the workshop converted from the garage sits conveniently to one side for studio or hobby use.

























INFORMATION



Services, District Council and Tenure

Oil Fired Central Heating, Mains Water, Mains Drainage
Fibre to Cabinet Broadband Available – please see www.openreach.com/fibre-checker
Mobile Phone Reception – varies depending on network provider
Please see www.checker.ofcom.org.uk
North Norfolk District Council – Council Tax Band E
Freehold

On The Doorstep

Langham is a small and attractive village in North Norfolk, with a church, village hall, playing fields, primary school and the highly regarded Blue Bell pub helping to create a strong community atmosphere. Every other year the village hosts the Langham Street Fayre, when the main road is closed to traffic and taken over by stalls, displays and entertainment. From the property it is only a short drive along local lanes to both Morston and Blakeney, providing easy access to the North Norfolk coast with wonderful paths, wide sandy beaches, seal boat trips and sailing, along with cafés, pubs and local shops in these popular villages. Norfolk is one of the country's leading birding hotspots, and for keen birdwatchers the area is a particular draw. Cley NWT Reserve and Titchwell & Snettisham R.S.P.B. Reserves are all within comfortable driving distance, adding to the appeal of Langham as a base for exploring the wider coast.

How Far Is It To?

The Georgian market town of Holt lies about 6 miles to the east, typically a 15 minute drive, offering a wide range of independent shops, galleries, restaurants and services along with schooling at Gresham's. Sandringham Estate lies about 28 miles to the west, generally under an hour by car via local A roads, making it an easy day trip. Typically reached in around 20 minutes by car, Fakenham is approximately 11 miles to the south west, and provides a choice of supermarkets, additional services and a traditional market town centre with a popular weekly market. The cathedral city of Norwich is approximately 28 miles to the south east, with an extensive choice of shopping, cultural venues and leisure facilities, together with a mainline rail service to London Liverpool Street and an international airport on the northern fringe. Major routes including the A148 between Fakenham and Holt and the A149 coast road are close at hand, putting other North Norfolk destinations such as Wells-next-the-Sea, Holkham and Sheringham within straightforward driving distance for days out.

Directions

From Fakenham take the A148 towards Holt and remain on this road for approximately ten miles, passing through or near several small villages. Shortly before Holt, follow the sign to Langham by turning left from the A148 and continue northwards on the B1156 into the village. On reaching Langham, continue on Binham Road, taking a right turn into St Mary's Lane where St Andrews Drift will be found on the right. The property is at the mouth of the cul-de-sac, as identified by a Fine & Country For Sale Board.

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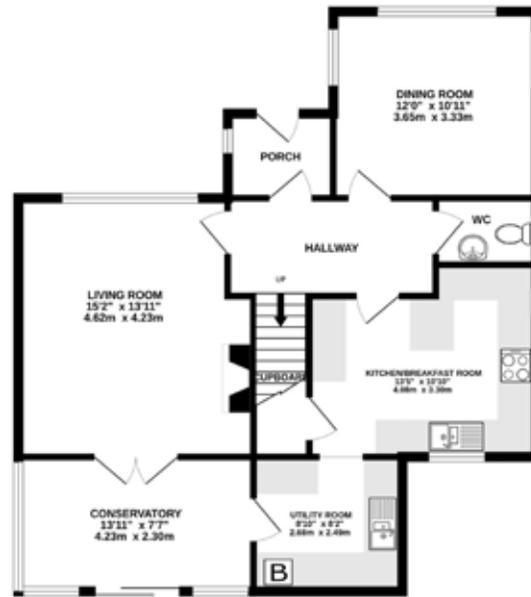
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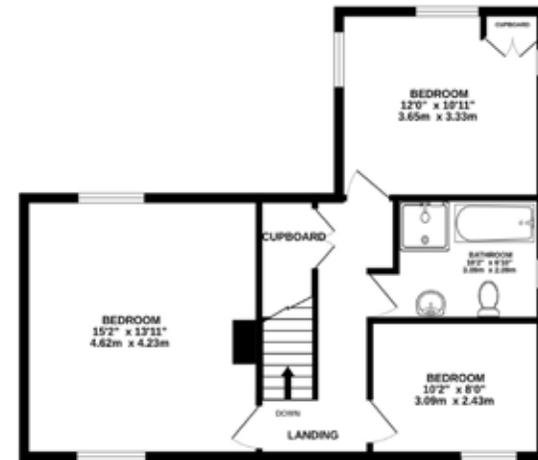
WORKSHOP
139 sq ft. (12.9 sq.m.) approx.



GROUND FLOOR
797 sq ft. (74.0 sq.m.) approx.



1ST FLOOR
591 sq ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	56	66
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