



SOWERBYS

LANGHAM HALL

Holt Road, Langham,
Norfolk, NR25 7BX



LANGHAM HALL

Holt Road, Langham,
Norfolk, NR25 7BX

- Grade II Listed Georgian Hall
- Accommodation Arranged Over 8,000 Sq. Ft, Including Two Self Contained Apartments
- Formal Grounds of 1.25 Acres (STMS)
- Wonderful Period Features
- Drawing Room, Dining Hall, Sitting Room and Orangery
- Shaker Style Kitchen, Utility and Store
- Lavish 1,000 Sq. Ft. Principal Suite
- Three Further Bedrooms and Two Bathrooms
- Ample Parking and Quadruple Garage
- Charming Village Setting, Close to North Norfolk Coast

Holt Office

01263 710777

holt@sowerbys.com

'Langham Hall' is a fine, Grade II listed Georgian hall nestled in a pretty village setting just off the coastline in north Norfolk. Originally a 'Regency Vicarage' this landmark residence was commissioned in 1820 by the Rev. Stephen Rippingall who designed the house for himself. This important Georgian residence stands proud in formal gardens of around 1.25 acres (stms) with striking 'Gault' brick elevations set under a red pantile roof and displaying classic, Regency proportions and symmetry. Having been sympathetically extended over the years this palatial house now boasts sprawling accommodation in excess of 8,000sq. ft. and incorporates two self-contained apartments, a cellar and detached garaging. Whilst it would be fair to say that the property would now benefit from a degree of enhancement it offers the rarest of opportunities to create a dream home set within one of Norfolk's principal private residences.

The main residence is set over two floors and retains much of its Georgian splendour with original features to include over-sized sash windows, high ceilings and ornate marble fireplaces. The principal receptions all enjoy southerly views over the gardens and include a formal drawing room, dining hall, sitting room and a majestic orangery. A handmade 'shaker' style kitchen is set off the central hall and is served by a spacious utility room and store. Further accommodation to the ground floor includes two informal and versatile rooms that could comfortably serve as bedrooms or study/snug options, cloakroom and a spacious and practical storage room. An elegant turning staircase rises from the central hall and leads to expansive first floor landing. The principal suite boasts sumptuous proportions and extends to around 1,000sq. ft., featuring a lavish bedroom, en-suite bathroom, separate walk-in shower room and a grand dressing room with high quality fitted furniture. Three further individual bedrooms are served by two bathrooms. A cellar is accessed via steps from the hall and extends to around 370sq. ft.

The spacious, self-contained apartments set off the north elevation complement the main residence and provide versatile space that could be adapted to suit a variety of needs and desires. Across the two apartments there is flexible accommodation that extends to around 1,500sq. ft. Set off the driveway is a detached quadruple garage and ample off-street parking accessed via North Street.

The south facing formal gardens feature paved terracing flanked by box hedging and a brick wall 'haha' with central steps leading down to lawns. Mature tree boundaries provide an attractive back drop and a high degree of privacy.













LANGHAM

'Langham Hall' commands an enviable position set just off the coastline and close to the Georgian market town of Holt. Langham is a small, sought after and very friendly village just a short distance from the beautiful coastal village of Blakeney with its picturesque harbour. The village of 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's a large 'street fayre ' every two years. About 26 miles to the south-east is the cathedral city of Norwich, which has a vibrant business community and is the regional centre for shopping, leisure and cultural facilities. There is a main line rail link to London Liverpool Street and Norwich International Airport is to the north of the city.

SERVICES CONNECTED

Mains electricity and water.

COUNCIL TAX

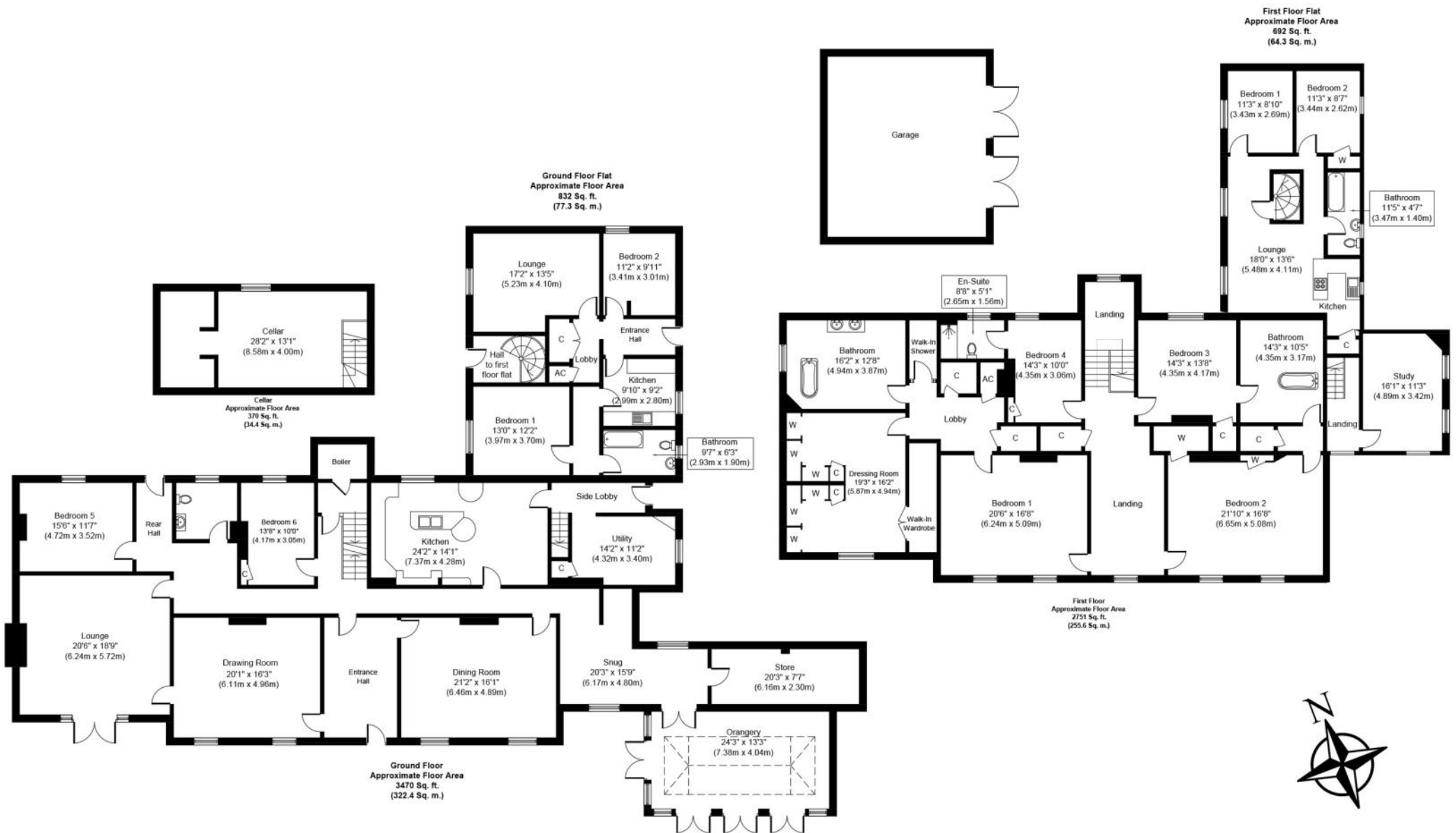
Main House - Band G
Ground Floor Apartment - Band A
First Floor Apartment - Band A

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.



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 firms employment has the authority to make or give representation or warranty in respect of the property.



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.



SOWERBYS
Norfolk Property Specialists

holt@sowerbys.com
01263 710777