



THE WELL BARN

THE STORY OF

The Well Barn

Langham, Norfolk

SOWERBYS

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The Well Barn

Holt Road, Langham, Norfolk
NR25 7BX



Detached Brick and Flint Barn

Two Double Bedrooms

Vaulted and Beamed Ceilings

Presented In Excellent Order

South-Facing Walled Garden

Discreet Village Setting

Private Parking Space

Excellent Holiday Let Pedigree

Ready to Enjoy

Short Drive to Coast



SOWERBYS HOLT OFFICE

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“A cosy, charming and fun home which has been a popular home-from-home.”

All the theatre and drama of a barn conversion, whilst providing charming and cosy accommodation nestled in an idyllic village setting just off the coastline.

The Well Barn, at Langham, is a wonderful example of a traditional brick and flint barn conversion. Intricate flint elevations, set under a pantile roof, conceal an impressive barn which perfectly showcases all of the common attributes of a barn-like dramatic vaulted

and beamed ceilings, whilst delivering a cosy and characterful space.

Double french doors, on the south elevation, open to a magnificent open plan living area. This impressive space cleverly incorporates a living room, dining area, and kitchen - with vaulted and beamed ceilings. The living area has a wood burner rising elegantly towards the vaulted ceiling, whilst a central dining area provides a highly sociable space to gather.



The kitchen features a range of in-frame Shaker-style cabinets, capped with solid oak worktops and a suite of appliances.

Double internal doors from the living area lead through to a ground floor, double bedroom which has independent access onto the walled gardens. A charming ground floor bathroom features a vaulted and beamed ceiling, a roll-top bath and separate shower cubicle.

From the living room a turning staircase rises elegantly to a mezzanine floor area which features a wonderful principal bedroom. This stunning room embraces the volume of the double-height vaulted ceiling and is perched looking over the living area.



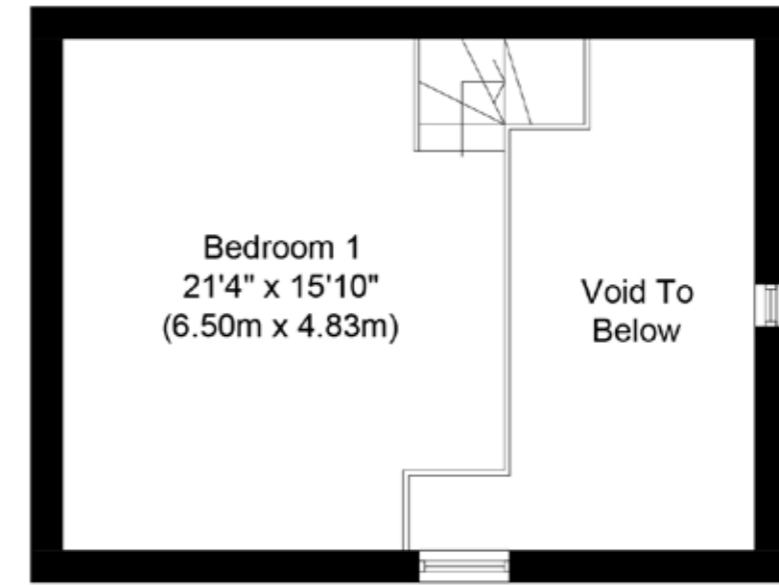
“This is the perfect retreat to rest, relax and explore the area.”



The barn is blessed with a generous walled garden which enjoys a delightful sunny southerly aspect. A paved sun terrace is directly off the ground floor accommodation and provides the perfect entertaining area, looking out over a shaped lawn which is flanked by shrubs, flowering beds and enclosed by intricate brick and flint walls.

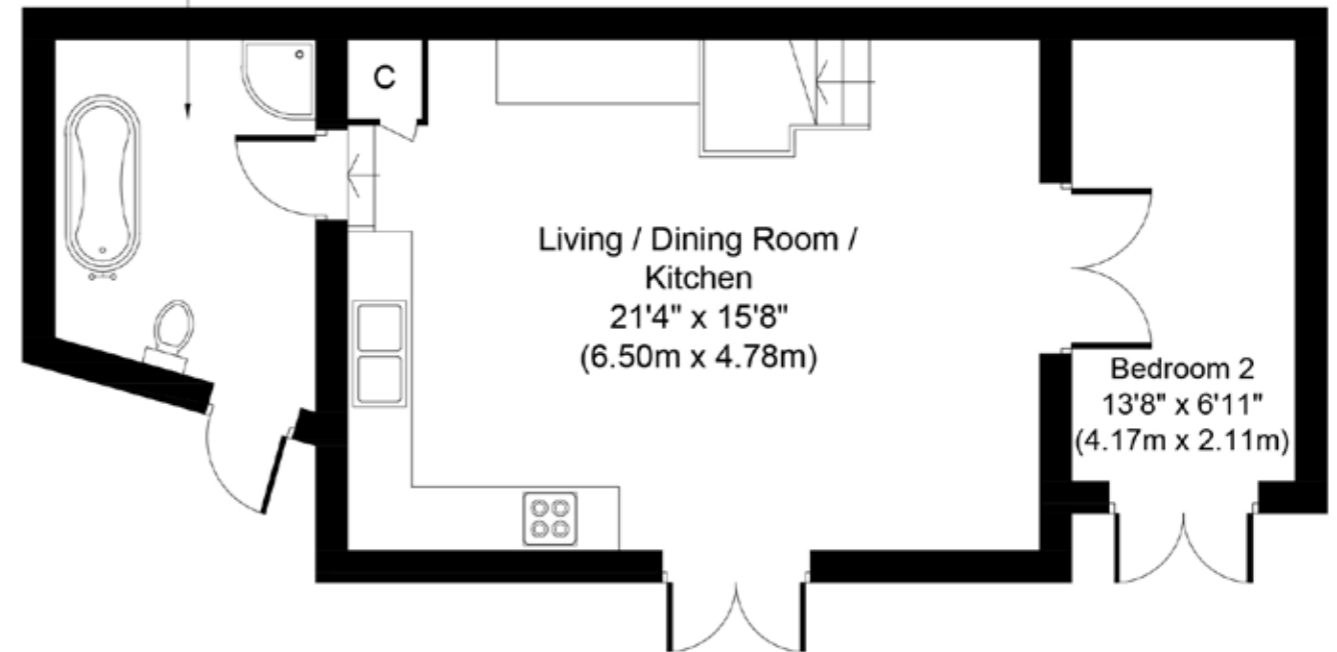
The garden enjoys a high degree of privacy and perfectly complements the barn. There's a personal gate on the west elevation which leads through to a private parking space.

The Well Barn has been a much-loved holiday home for the present owners and a highly successful holiday let which comfortably houses four guests, and is perfectly placed to explore the wonders of north Norfolk and the heritage coastline.



First Floor
Approximate Floor Area
(Excluding Void)
213 Sq. ft.
(19.8 Sq. m.)

Bathroom
11'6" x 8'0"
(3.51m x 2.44m)



Ground Floor
Approximate Floor Area
537 Sq. ft.
(49.9 Sq. m.)

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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ALL THE REASONS



Langham

IN NORFOLK
IS THE PLACE TO CALL HOME



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. As ships grew in size and the harbour silted up, trade fell away and today only small boats can pass Blakeney Point and head out to sea. 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



Holt Country Park offers a great space to explore.

“There are plenty of places to walk and cycle, just beyond the garden gate...”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Shared sewage treatment plant.
Heating via electric.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 8234-7521-2670-0702-9996

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: ///fooling.tram.oiled

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SOWERBYS



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