



THE STORY OF  
**Old Salts Barn**

*Langham, Norfolk*

**SOWERBYS**

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THE STORY OF

# Old Salts Barn

16a Holt Road, Langham,  
Norfolk, NR25 7BX

Quintessential Two Bedroom Barn

Open-Plan Living

Traditional Brick and Flint

Private, Walled Courtyard Garden

Popular Village Location

Easy Reach of Coast

Stone's Throw to Popular Village Pub

Excellent Holiday Let Potential

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“... everything one could want in a Bolthole.”

The definition of a ‘Bolthole’ – ‘A place that you can go to when you want to get away from your usual life and escape’. This unique and exquisite barn is everything one could want in a ‘Bolthole’.

‘Old Salts Barn’ is a captivating, single storey barn nestled in the heart of Langham and less than two miles from the north Norfolk heritage coastline.

Beautifully crafted from a traditional brick and flint barn this unique property oozes charm, character and effortless

country style. Compact, yet perfectly formed, the barn provides a wonderfully indulgent space, perfect for four guests.

Double glazed windows and doors, plus a modern heating system, ensure comfort and efficiency.

Classic brick and flint elevations sit under a pantile roof and begin to tell the story and historical provenance of this ornate building, and a walled garden and double gates immerse the barn in privacy.



Set over a single level, the lateral living space is bursting with features like exposed flint walls and beams to the ceiling. An open living area cleverly incorporates a sitting room set around an ornate open fireplace and a dining area with doors out onto the south-east facing walled garden.

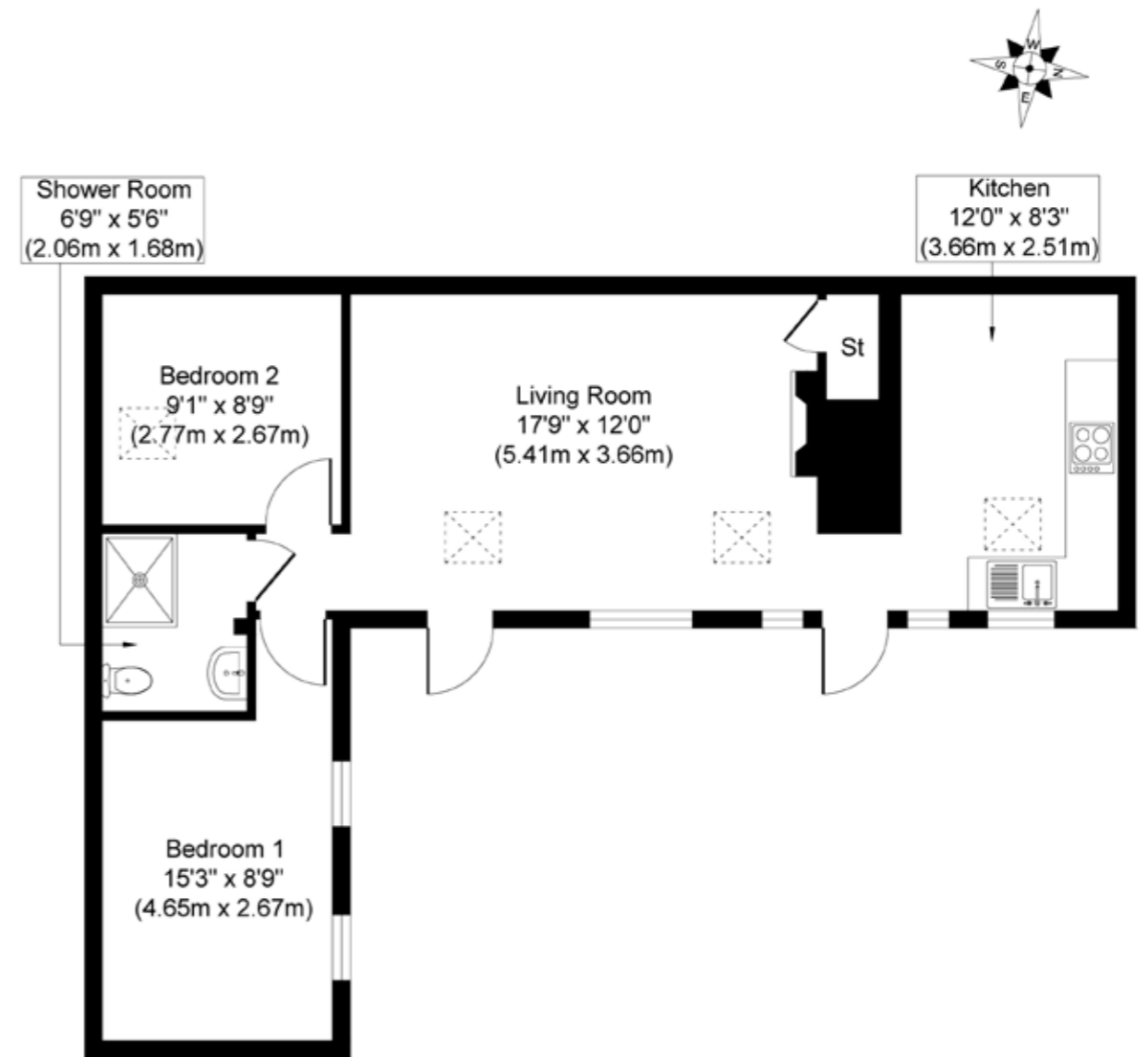
Off the living area is an attractive 'Shaker' style kitchen with exposed beams. The south wing of the barn is home to two double bedrooms, which are served by a modern shower room.



The walled garden is fully enclosed and provides a discreet and charming space, which is south-east facing. A block paved sun terrace provides ideal entertaining space, whilst a shingle laid hard-standing sits behind double gates to provide off road parking for one car.



'Old Salts Barn' has been a much-loved and cherished holiday home for the present owners, and a fruitful holiday let generating impressive income.



**Approximate Floor Area**  
600 sq. ft  
(55.74 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



The Langham Blue Bell

“The popular village pub is just a stone’s throw away.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

E. Ref:- 2041-3025-5207-7157-3200

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: ///marshes.clutter.villager

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