



27 The Cornfield
Langham | Holt | Norfolk | NR25 7DQ

A SPACIOUS BUNGALOW IN A PEACEFUL LOCATION



In the quiet and highly sought-after village of Langham two miles inland from Blakeney and close to the market town of Holt, this three-bedroom garage-linked detached bungalow is very light and spacious throughout. It offers three bedrooms (one with an ensuite), a family bathroom, a kitchen and breakfast room and a large open plan sitting room with a feature fireplace and wood burner, and French doors opening out onto a decking area which extends to a distinctive flint dwarf wall. The garden to the rear is fully enclosed and mainly laid to lawn with some established planting, while to the front there is a small garden area and a driveway providing off-street parking and access to the garage.



KEY FEATURES

- Three Bedroom Link Detached Bungalow
- Bright and open Living Area with sliding doors out to a Decking area
- Master Bedroom with En-Suite and separate Family Bathroom
- Recently refurbished with new carpets throughout
- Manageable and private Rear Garden
- Off Road Parking for multiple Cars and Garage
- Quiet cul-de-sac location, close to Village Centre
- Total Accommodation extends to 1122sq.ft
- Energy Rating D

Wonderful Bungalow in a Peaceful Location

The current owners purchased this link-detached bungalow in 2008 with the intention of letting it. "The families living in the property during our ownership have enjoyed the quiet estate, the secluded garden, and size of the lounge/family room," they said.

Village Benefits

Langham is a sought-after and friendly village located a short distance from the stunning coastal village of Blakeney with its picturesque harbour. Blakeney offers shopping at a Spar, and nearby Cley has a smokehouse and an excellent delicatessen. In Langham itself, a church, junior school and a four-hundred-year-old public house called The Blue Bell can be found.

Other than the access to the celebrated North Norfolk coast, the village offers many country walks, perfect for those for with dogs, and numerous routes away from main roads for those who enjoy cycling. If further amenities are required, the Georgian market town of Holt is a five-mile drive, and Fakenham, Sheringham and Cromer can also be quickly accessed by car.

















INFORMATION



On Your Doorstep...

Langham is an attractive rural village with a church and public house and is situated just under 2 miles south of the coastal village of Morston where there is access to the sea and marshes. It is also about 2 miles from the village of Blakeney, which has a local store and post office, garage, pubs, restaurants and hotels. This area of the coastline with its marshes, beaches, seal colony, sailing and bird watching is a designated area of outstanding natural beauty. Some 5 miles to the east is the Georgian market town of Holt, which has an excellent range of shops, restaurants, pubs and galleries. It is renowned as the home of Gresham's public, preparatory and pre-prep schools with further schooling available in both the state and private sector.

How Far Is It To?...

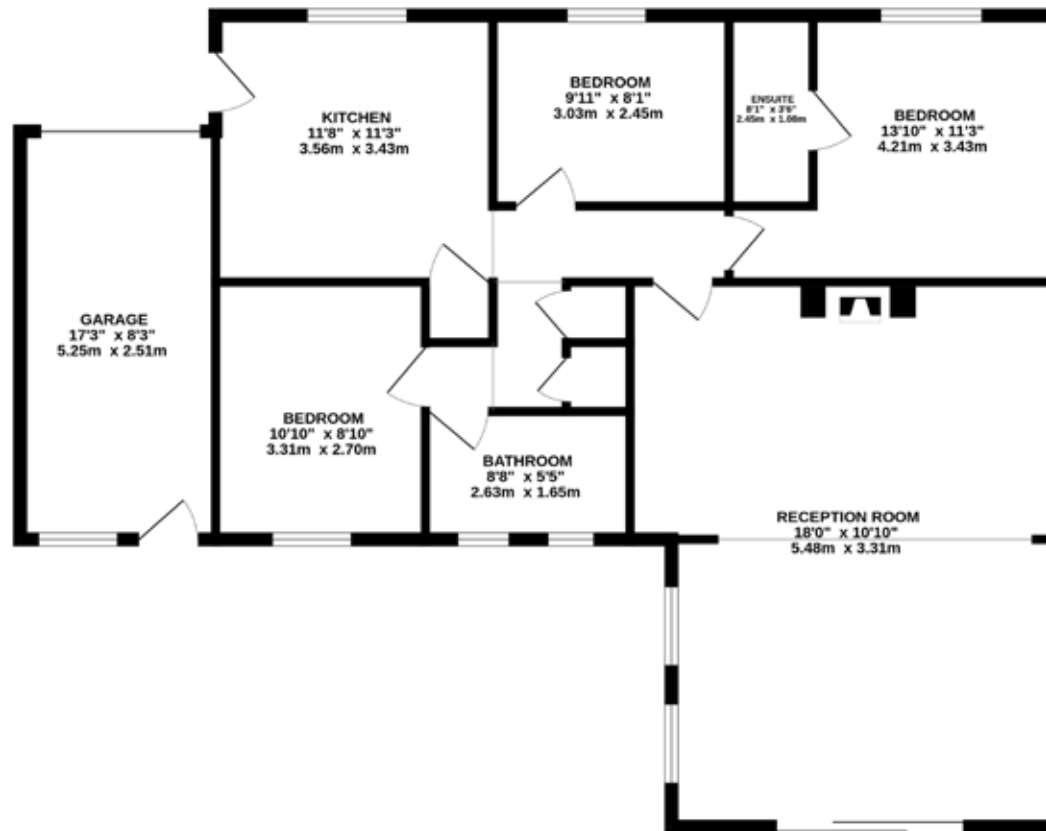
About 26 miles to the south east is the cathedral city of Norwich, which has a vibrant business community and is the regional centre for shopping, leisure and cultural facilities. There is a main line rail link to London Liverpool Street and Norwich International Airport is to the north of the city.

Services, District Council

Electric Wet System Radiators, Mains - Water & Drainage
North Norfolk District Council
Council Tax Band C

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1122 sq.ft. (104.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, windows, doors 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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