



THE STORY OF

Lexham Cottage

Langham, Norfolk

SOWERBYS

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Lexham Cottage

2 The Langham, North Street,
Langham, NR25 7HD

Set in an Exclusive Development

17' High Ceilings to Kitchen and Living Areas

Expansive Open Plan Living Area

Luxury Specification Throughout

Four Bedrooms and Four Bathrooms

External Power Supply for Charging Electrical Vehicles

Air Source Under Floor Heating Throughout

Views of Open Countryside

Front and Rear Landscaped Gardens

Perfect Holiday Home or Holiday Let

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“This has been a wonderful second home to gather with family and friends for summer breaks and winter rests.”

Lexham Cottage is a truly stunning and substantial home, nestled discreetly within an exclusive and private setting just off the heritage coastline in one of North Norfolk's most prized locations.

Built with genuine passion and to an exceptional standard in 2014 by highly renowned and much-admired property developers, Avada Homes, this modern take on a traditional Norfolk cottage manages to bring together local heritage architecture, the latest in efficiency, and luxurious interior design.

An intricate and handsome brick and flint façade conceals a substantial home that showcases desirably comfortable accommodation with an elegant interior design. All set within discreet walled gardens, with private parking and garaging.

An impressive specification with modern technology, ensures this fine residence is firmly future-proofed and set for a modern lifestyle

with air source underfloor heating throughout, impressive insulation qualities, Sapele hardwood windows and doors throughout, oak and limestone flooring, and luxurious kitchen and bathrooms.

With over 2,300 sq. ft. of space spanning two floors, this remarkable home can accommodate large families and gatherings with ease, and its innovative 'upside down' arrangement sees the creation of no less than four suited bedrooms and a magnificent first-floor living area with dramatic vaulted ceilings.

The ground floor is home to four individual bedrooms, each with their own en-suite facilities and comfortably accommodating eight guests. Notably, the principal bedroom suite includes a sumptuous en-suite bathroom, walk-in wardrobe, and direct access onto a walled garden. Off the hallway, practical elements include a spacious cloak's cupboard and utility/boot room.



The first-floor living area spans over 1,000 sq. ft. and features a breathtaking entertaining space; with 17' high vaulted ceilings and views over glorious open countryside towards the coast.

This remarkable and highly sociable living area cleverly incorporates a sitting room, dining area, and kitchen which is perfect for entertaining on a grand scale. The sitting room is a great place to settle down, with a floor-mounted wood burner and double French doors, set into a wonderful arched frame with access onto the gardens. The dining area provides a wonderful entertaining space with ample dining for 8-10 guests.



“We have loved gathering around the kitchen island with friends for a drink whilst the children enjoy the secure garden.”

The kitchen is an indulgent mix of style and design with Oak-fronted in-frame shaker cabinetry, capped in black granite worktops. An expansive central island creates a highly sociable gathering space, whilst a full suite of high-end integrated appliances caters for every need.

The first floor is completed by a versatile study room and guest cloakroom.





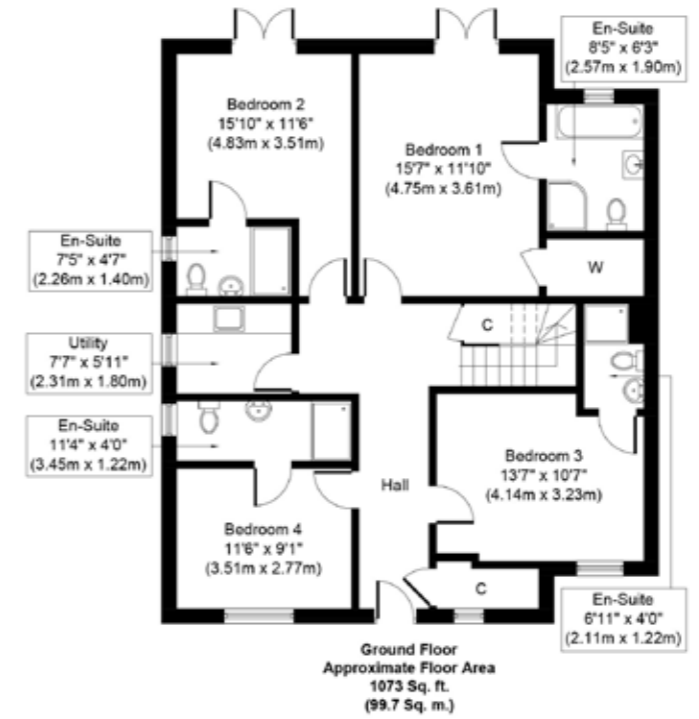
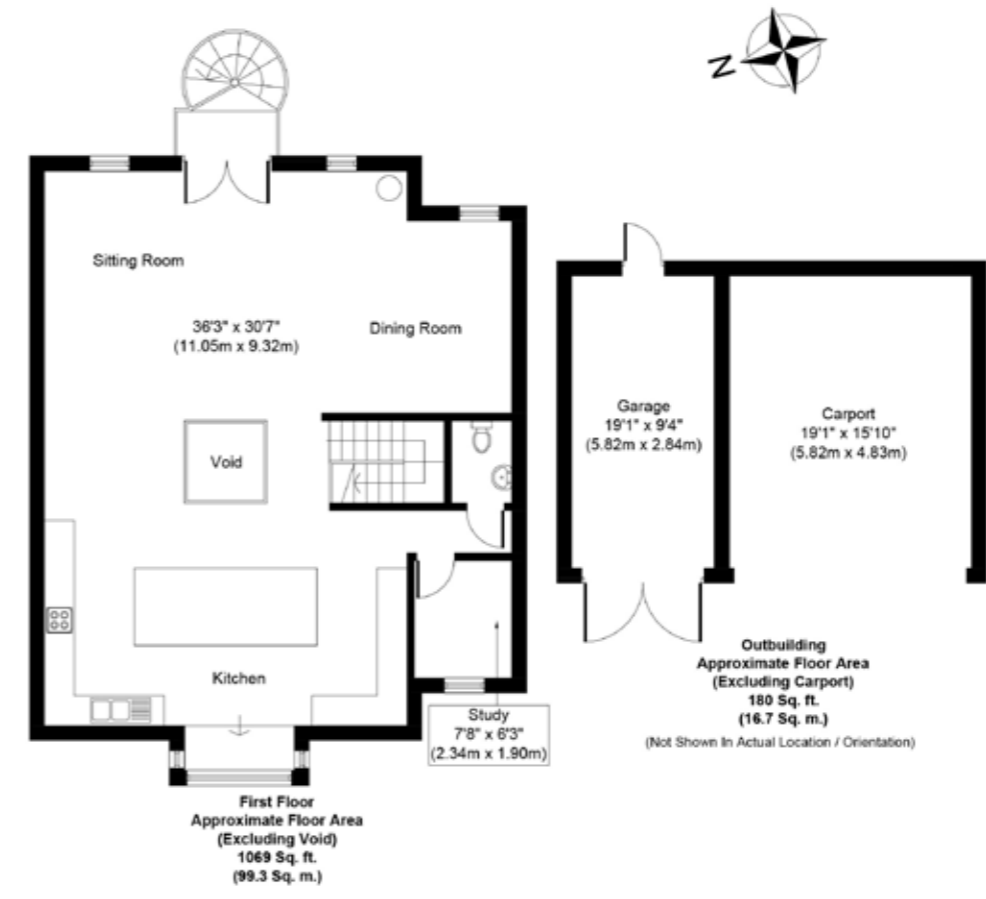
Set in front of the property is a private double cart lodge fitted with an EV charging point and single enclosed garage/store. A gate opens to reveal a walled front garden with a lawn area and pathway to the property.

The rear garden is fully paved for low maintenance and creates a delightfully private and secure space for outside entertaining. A personal gate gives access to a communal meadow area that extends to around 1.75 acres (STMS) which is shared with seven other properties.



Lexham Cottage commands a prime residential location in the well-placed village of Langham. Set just off the north Norfolk coast, Langham is perfectly placed to embrace and explore the wonders of north Norfolk and the coastline with Blakeney and Morston within easy reach. The historic Georgian market town of Holt is just a few miles away with a wide array of amenities, and the village also has a traditional pub serving quality food.





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.

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 the Vendor



“We would describe our home as luxurious, substantial and efficient.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump. Domestic hot water via hot water cylinder which heats the hot water using off-peak electricity. The property has high speed BT fibre cable WI-FI, and there is a separate residential telephone line.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8608-7336-2830-9282-4996

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: ///blurs.wage.generally

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SOWERBYS



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