

Starlight Cottage

Langham



£1950 Per Calendar Month

01263 711880

Independent Estate Agents

Pointens

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THE PROPERTY

This striking modern house set within a secure and tranquil courtyard environment, offers the perfect fusion of Norfolk heritage architecture and the finest contemporary living and comforts with clever 'upside down' arrangement this beautiful home features two individual bedrooms on the ground floor, both having luxurious en-suite facilities and a full bathroom just off the hall. The ground floor is completed by a utility room.

The entire first floor is dedicated to a sumptuous living area featuring an impressive vaulted ceiling arrangement, which provides a cavernous environment for the kitchen, dining area and lounge. The kitchen boasts oak fronted shaker cabinet's capped with bevelled granite worktops and 'Rangemaster' cooker and fitted appliances. An oversized centre island with integrated breakfast bar splits the kitchen from the formal dining space and the lounge enjoys a Juliette balcony over looking the garden.

Starlight Cottage is situated within an exclusive small development of private homes set around the private luxurious Harper hotel and spa. This provides the perfect place for a second home retreat or a low maintenance main residence and less than two miles from the heritage coastline of North Norfolk.

LOCATION

Langham is a very popular North Norfolk village located a mile inland from the coastal village of Morston and about 5 miles north west of the Georgian town of Holt which offers some of the finest shopping facilities in the area including a first class department store and numerous delicatessens, gift shops, antique centres, art galleries, cafes and restaurants. This area of North Norfolk is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. Also close by is the coastal village of Blakeney where there are additional shops, pubs, restaurants and first class hotels. The village of Langham has a well respected primary school and the popular Bluebell Inn, well known for it's excellent food and fine ales and The Harper a new luxury boutique hotel . There is also an active village hall and a superb church, St. Andrew's and St. Mary's. The cathedral city of Norwich is around 27 miles distant and has an international airport and a fast rail link to London Liverpool Street.

DIRECTIONS

Leave Holt on the A148 to Fakenham. After leaving the village of Letheringsett turn right at the signpost 'By Road'. Take the next two right hand turnings and after around 1 mile you will enter the village of Langham. Proceed into the village and at the crossroads turn right signposted to Morston. After around 200 yards you will find the entrance to the development on your right hand side.





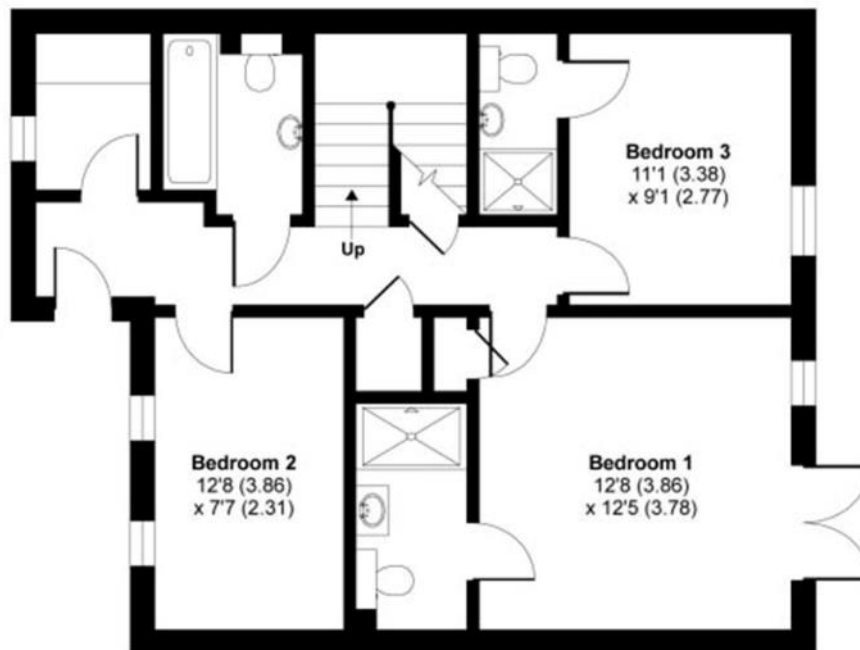


15 The Langham, North Street, Holt NR25 7DH

APPROX. GROSS INTERNAL FLOOR AREA 1298 SQ FT 120.5 SQ METERS



FIRST FLOOR



GROUND FLOOR

General Information

Rent: £1950.00 per calendar month to include a gardener, payable in advance.

Damages Deposit: £2250.00 refundable at the end of the tenancy if no claim is justified.

Council Tax Band: To be confirmed

Services: All mains services are connected. Tenants will be responsible for all services and council tax.

References Required: Bank, employment and present or previous landlord, if applicable. We also carry out a credit check.

Fees: There will be a £450 holding deposit which will be refunded from the first month's rent

Availability: The property is available from November 2023

Type of tenancy: Furnished assured shorthold tenancy.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Pets will be considered.

Viewing: Strictly via the sole agents, Pointens Estate Agents. Telephone 01263 711880

Ref: H313135L

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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