



Rowan Cottage, Langham

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**Rowan Cottage, Hollow Lane, Langham,
Norfolk NR25 7BY**

North Norfolk Coast 2miles, Holt 5 miles

Norwich 25 miles

Grade II listed character cottage in a much favoured North Norfolk village just 2 miles from the heritage coastline. Rowan Cottage has a wealth of character features to include cottage doors, exposed beams and period fireplaces.

Guide Price £599,950



THE PROPERTY

Rowan Cottage is a Grade II listed, detached, traditional brick and flint cottage under a pantile roof pleasantly situated just off the main street in a non estate location. The original cottage is thought to date back to 1640 and offers a wealth of character features to include cottage style doors, exposed beams in some rooms and period fireplaces. The accommodation comprises an entrance canopy, a sitting room with an inglenook fireplace, a dining room with an open fireplace, a well fitted out kitchen, a garden room and a cloakroom. A first floor landing leads to a master bedroom with ensuite facilities, two further bedrooms and a shower room. The cottage enjoys the benefit of oil fired central heating. Outside, there is ample off street parking, a detached brick and tile garage and gardens to the front, side and rear. There is no onward chain.

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 its excellent food and fine ales. There is also a well known boutique hotel, The Langham, an active village hall and a superb church, St. Andrew's and St. Mary's. The cathedral city of Norwich is around 25 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 right hand turnings and at the T junction turn right. After around 1 mile you will enter the village of Langham. Hollow Lane is then the first turning on the left. The property will then be found immediately on the left, identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises:

Entrance Canopy

Front door, leading to:

Sitting Room (16'5 x 14'5)

Inglenook fireplace with pamment hearth housing a wood burner. Two radiators, telephone point. Ceiling beam.

Dining Room (14'5 x 13'2)

Red brick fireplace with wooden bressummer beam and pamment hearth. Radiator. Staircase to first floor. Fitted cupboard. Pamment floor, beamed ceiling.

Kitchen (19'9 x 6'8)

Range of fitted base units with working surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted dishwasher, double electric oven. Electric hob. Tiled splashbacks. Range of matching wall units. Wall mounted electric convector heater. Fitted fridge. Plumbing for automatic washing machine. Tiled floor. Door to -

Garden Room (13'4 x 8')

Tiled floor. Television plinth and point. Radiator. Fitted blinds. Door to rear garden.

Cloakroom

W.C., vanity unit with basin over. Wall unit. Oil fired boiler for central heating and domestic hot water. Tiled floor.

Lobby

Pamment floor. Fitted cupboard. Door to rear garden.

First Floor Landing

Wall and ceiling beams.

Bedroom One (14' x 12', double aspect)

Radiator. Vaulted and timbered ceiling. Fitted cupboard.

En suite wet room

Washbasin with mixer tap. W.C., fitted shower. Electric shaver point. Beamed ceiling. Radiator

Bedroom Two (13'8 x 13'2, double aspect)

Radiator. Vaulted and timbered ceiling.

Bedroom Three (9'7 x 5'5)

Radiator. Beamed ceiling.

Shower Room

Fitted shower cubicle. W.C., pedestal washbasin, radiator, electric shaver point. Beamed ceiling. Airing cupboard.

Curtilage

The property is approached through a five bar gate leading to a good size shingled parking area for several vehicles which in turn leads to a detached brick and tile garage (18' x 14'4) with wooden double doors, electric power and light. To the front of the property there are lawned gardens, paved pathways, various inset flower and shrub beds with mature shrubs, all partially enclosed with a mixture of wooden and brick and flint walling. To the rear of the cottage is a paved patio area with various inset flower and shrub beds, an aluminium greenhouse (13'2 x 8'10), a brick and flint outhouse (9'10 x 7'10) with an oil tank, electric power and light. There is also a gate to the street and the side garden.

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General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage are connected.

Local Authority: North Norfolk District Council, tel: 01263 513811.

Tax Band: E (2022/23—£2576.19)

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

Ref: H313105.

Agents Note: It may be possible to convert the garage in further accommodation subject to gaining the necessary planning permission.

Please Note: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

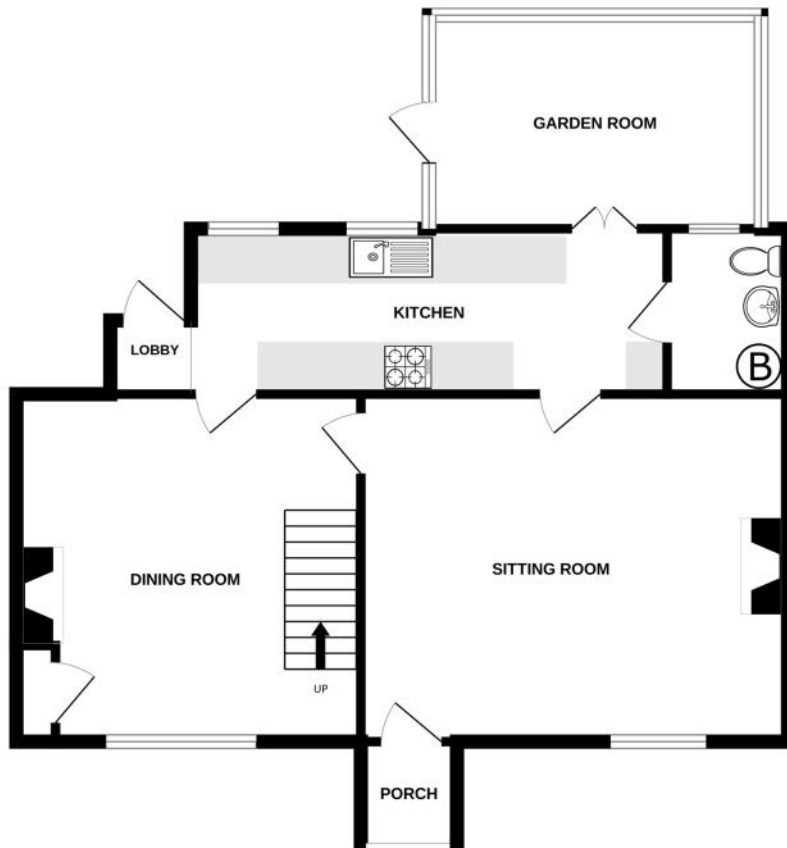
Important Notice

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available if required.

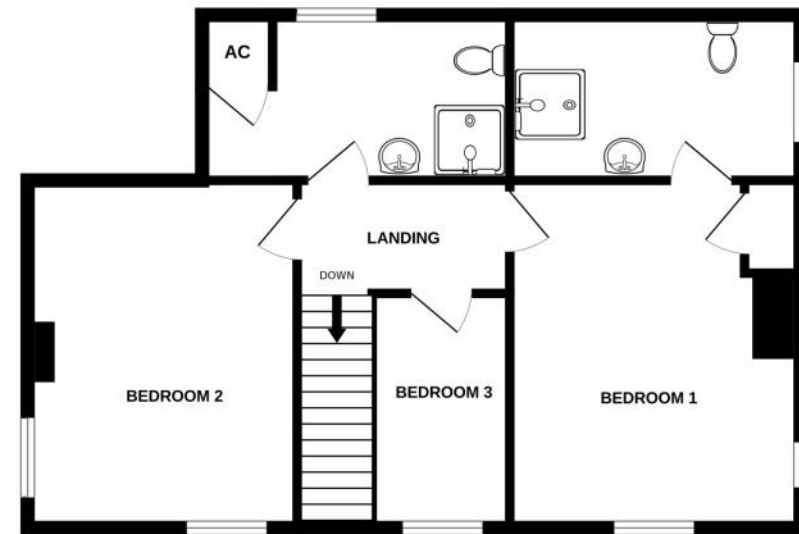
IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.



GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



ROWAN COTTAGE, HOLLOW LANE, LANGHAM NR21 0JG

TOTAL FLOOR AREA : 1377 sq.ft. (127.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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