



KESTREL
COTTAGE

THE STORY OF

Kestrel Cottage

Langham, Norfolk

SOWERBYS

S

THE STORY OF

Kestrel Cottage

Langham, Norfolk
NR25 7BX



Beautifully Located in the Heart of Langham

Gorgeous Walks Close By

Direct Access to the Coast

Three Bedrooms

Off-Road Parking

Large Separate Garden



SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“The cottage’s exterior exudes charm with its classic period features and inviting façade.”

Situated in the heart of Langham, Kestrel Cottage benefits from the tranquillity of village life while being conveniently close to a successful gastro pub. The surrounding area offers stunning countryside views, walking trails, and a friendly community atmosphere.

As you approach Kestrel Cottage, you will be greeted by the convenience of off-road parking for one car at the front, ensuring easy access to your home. The

cottage’s exterior exudes charm with its classic period features and inviting façade, setting the tone for the warmth and character found within.

The ground floor boasts a cosy living room, with a chimney flue lined ready for a wood-burner, perfect for relaxing by the fireplace on chilly evenings. The well-appointed kitchen, equipped with modern appliances, offers ample storage and workspace for culinary enthusiasts and is adjacent to the family bathroom.





Upstairs, you will find three beautifully presented bedrooms, each with its own unique charm and character. The principle bedroom features ample space and natural light. The additional bedrooms offer flexibility for use as guest rooms, a home office, or a hobby space.

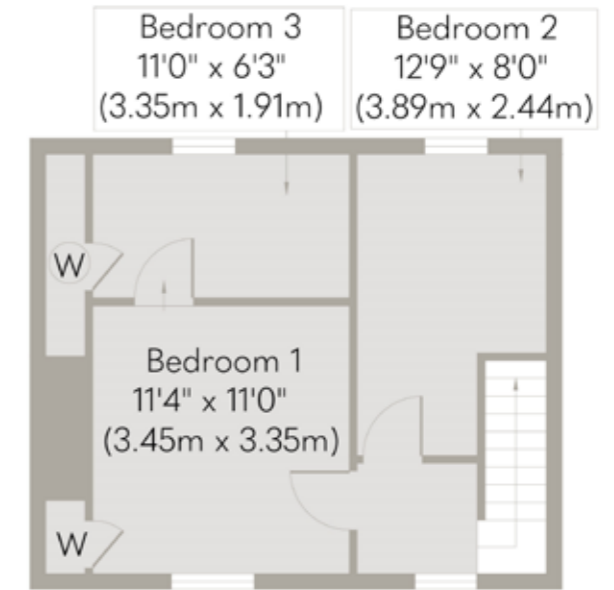




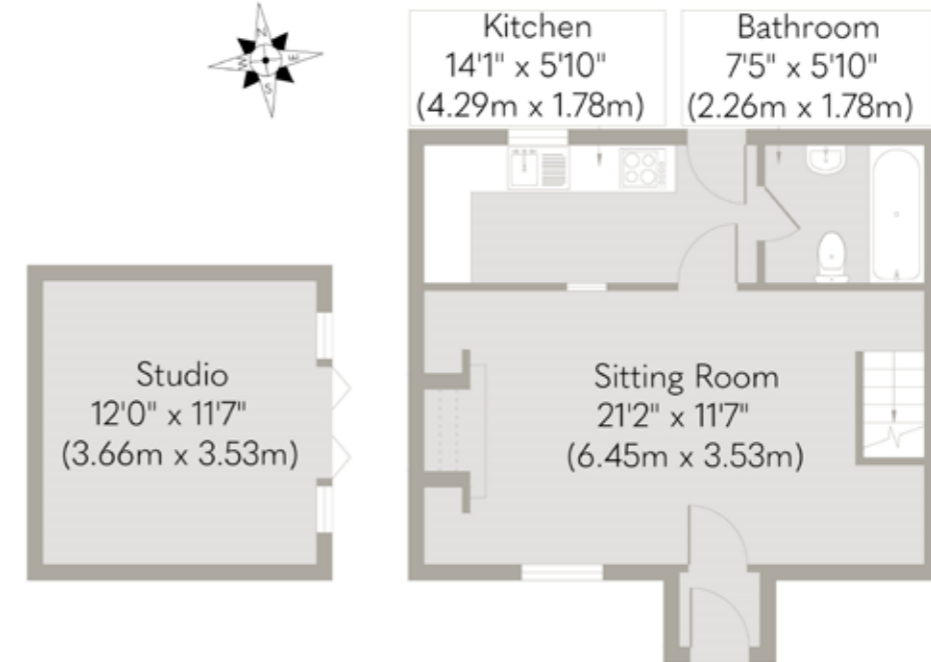
One of the standout features of Kestrel Cottage is its large separate garden, located down a picturesque path to the rear of the property. This private oasis is perfect for outdoor activities, gardening, or simply unwinding amidst nature. The garden provides ample space for children to play, pets to roam, and adults to enjoy al-fresco dining or leisurely afternoons in the sun.



Kestrel Cottage at 14 Holt Road is more than just a home; it is a sanctuary where you can create lasting memories. Embrace the charm of period living with the comforts of modern convenience in this idyllic setting. Don't miss the opportunity to make this enchanting cottage your own.



First Floor
Approximate Floor Area
376 sq. ft
(34.90 sq. m)



Outbuilding
Approximate Floor Area
139 sq. ft
(12.91 sq. m)

Ground Floor
Approximate Floor Area
388 sq. ft
(36.01 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.

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



“Embrace the charm of period living with the comforts of modern convenience in this idyllic setting.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref: 0900-6761-0122-7223-3873

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

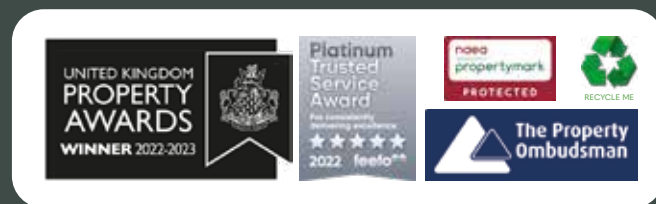
Freehold.

LOCATION

What3words: ///trustees.stitching.december

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL