



Staddle Stone Barn, Langham

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**Staddle Stone Barn, 1 East Farm Barns,
Langham NR25 7DA**

North Norfolk Coast 2miles, Holt 5 miles

Norwich 27 miles.

A superbly appointed contemporary coastal home. Staddle Stone Barn is just 2 miles from North Norfolk's Heritage coastline and all the leisure activities it offers: Open plan living with High Speed Fibre Broadband, 3 Bedrooms (all en-suite) courtyard garden, a garage with EV charger and a carport.

£2000 PCM



THE PROPERTY

The property offered for rent is a recently converted barn finished to an exceptionally high standard and now offers stylish, and contemporary spacious living accommodation with fabulous open countryside views. The property also has the option for High Speed Fibre Broadband (circa 1,000Mb) and is CAT6 wired. The accommodation comprises: Entrance hall, open plan living area comprising a sitting/dining room, kitchen, study, utility room. Bedroom one with an en-suite. A first floor landing leads to two further bedrooms both with en-suite facilities. The property also enjoys underfloor heating downstairs, radiators to the first floor, and double glazed windows. Outside there is a south facing courtyard garden, car port and garage.

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. Staddle Stone Barn will then be found on the right hand side as you enter the village.

ACCOMMODATION

The accommodation comprises:

Entrance Hall

Full height window, coat storage cupboard. Tiled floor.

Open Plan Living Area comprising:

Sitting/Dining Room

Tiled floor, bi-fold doors leading to the south facing garden.

Kitchen

Vaulted ceiling with remote Velux windows. Range of bespoke base units with marble work surfaces over. Single drainer sink with mixer tap. Neff integrated appliances include electric oven, ceramic hob and extractor fan, dishwasher and fridge/freezer. Fitted shelving, tiled floor.

Study

Tiled floor.

Utility Room

Base unit with work surface over. Space for tumble dryer and washing machine. Wc, Tiled floor.

Master Bedroom

East facing with doors opening to the garden. High vaulted ceiling with oak beams part panelled walls and warm oak flooring.

En-Suite

Separate bath, walk in rainfall shower all incorporating high quality fixtures and fittings. Heated towel rail, mist free mirrors with light and under floor heating.

First Floor Landing

Radiator.

Bedroom Two

Fitted wardrobe.

En-suite

Panel bath with shower over, vanity unit with basin over. Wc, heated towel rail, bathroom cabinet, tiled floor.

Bedroom Three

Fitted cupboard and wardrobe.

En-suite

Shower cubicle with fitted shower, vanity unit with basin over. Wc, Heated towel rail, tiled floor.



Curtilage

To the front of the property is a south facing beautifully landscaped garden with a terrace, inset flower and shrub beds. All fully enclosed with brick walling. Next to the barn there is a **garage (16'10 x 11'6)** Wooden double doors, electric power and light, electrical vehicle charging point. **Car Port (16'10 x 9'5)**

General Information

Rent: £2000 per calendar month payable in advance.

Type of let: Unfurnished assured shorthold tenancy.

Damage Deposit: £2307 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

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

Fees: There will be £460 holding deposit, the latter being refunded from the first month's rent.

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

Availability: This property is available from July 2024.

Term of tenancy: Initially 6 or 12 months.

Tax Band: E

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

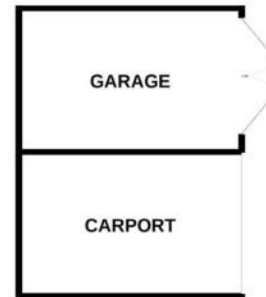
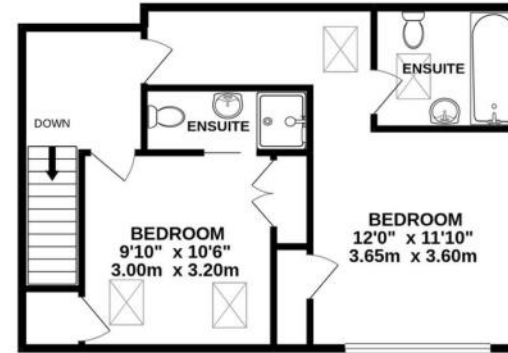
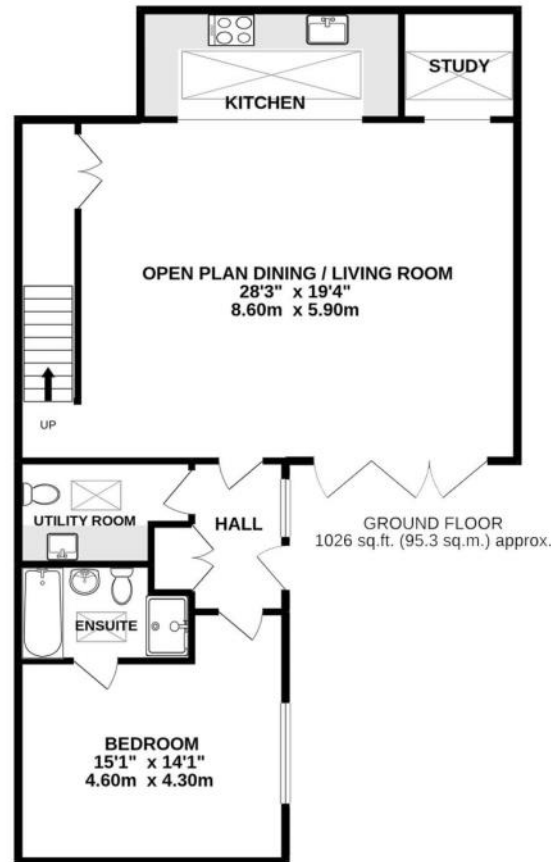
Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

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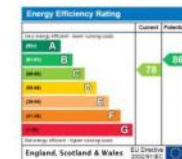


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TOTAL APPROX. FLOOR AREA 1566 SQ.FT (145.5 SQ.M.) not including garage



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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. Made with Metropix © 2020



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