



THE STORY OF

Byre Cottage

Langham, Norfolk

SOWERBYS



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Langham, Norfolk
NR25 7DG

Substantial Detached Residence

Two Spacious Receptions

Exposed Beams and Vaulted Ceilings

Spacious Kitchen/Dining Room

Three Double Bedrooms

Bathroom and Shower Room

South East Facing Walled Garden

Extensive Off-Road Parking and Garage

Lawns Overlooking Open Countryside

Prime Village Setting Close to Coast

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Classic brick and flint elevations conceal a sprawling residence of great charm and character, commanding a prime village setting just a mile from the coastline.

Byre Cottage in Langham is a highly individual, detached period residence that perfectly embraces the charm and warmth of a traditional cottage, with the theatre and drama of a Norfolk barn.

The intricate and ornate brick and flint façade conceals a surprisingly spacious home of great character that extends to over 2100 sq. ft. across two floors.

With expansive living space, balanced bedrooms, an abundance of practical elements and a prime 'just off coast' position, the property is ideal for both a family holiday home and a characterful main residence.

The ground floor features two impressive formal receptions, each of grand proportions and packed with period detailing such as exposed beams, flint walls and some vaulted ceilings. One of the receptions enjoys two sets of double french doors leading out to a walled courtyard garden to create a fantastic entertaining space for large gatherings. The kitchen/dining room is the perfect spot for social dining, with space for eight guests and is supported by a practical utility/laundry room. A shower room and WC completes the ground floor accommodation.



The house has a very friendly atmosphere and the rooms are very light.





The first-floor features three generous bedrooms, each with their own distinct character, and the principal bedroom features fitted wardrobes.

Attached to the property is a barn style garage, set off a spacious courtyard area with ample parking and storage options.

The rear courtyard garden provides a sheltered and private space for entertaining. Enclosed by high brick and flint walls, this magical space features rustic terraces peppered with flowers and shrubs and connects with one of the receptions via french doors.

A spacious lawned garden is enclosed by post and rail fencing with open aspects over rolling countryside.

Nestled in the peaceful village of Langham, this cottage is perfectly positioned to explore both the coast and inland areas. Enjoy tranquil walks and cycling routes through quiet country lanes. The Georgian market town of Holt, just five miles away, offers interesting shops, galleries, and fine foodie spots. The heritage coastline is just one mile away to the north.



The house is welcoming and spacious, and has a lovely courtyard.





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.

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Langham

A FRIENDLY VILLAGE, A SHORT DISTANCE FROM THE COAST

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. 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



“It's wonderful to be only a mile from the sea.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref: 9636-3037-6205-6034-9204

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: ///shirtless.sparks.chiefs

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SOWERBYS

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