



THE STORY OF

The Old Post Office

Langley, Norfolk

SOWERBYS



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The Old Post Office

Langley, Norfolk
NR14 6AD

Popular Location

Fine Views to the Rear

Four Reception Rooms

Kitchen Breakfast Room

Ground Floor Bathroom

Four First-Floor Bedrooms

Dressing Room, Bathroom and
Separate Shower Room

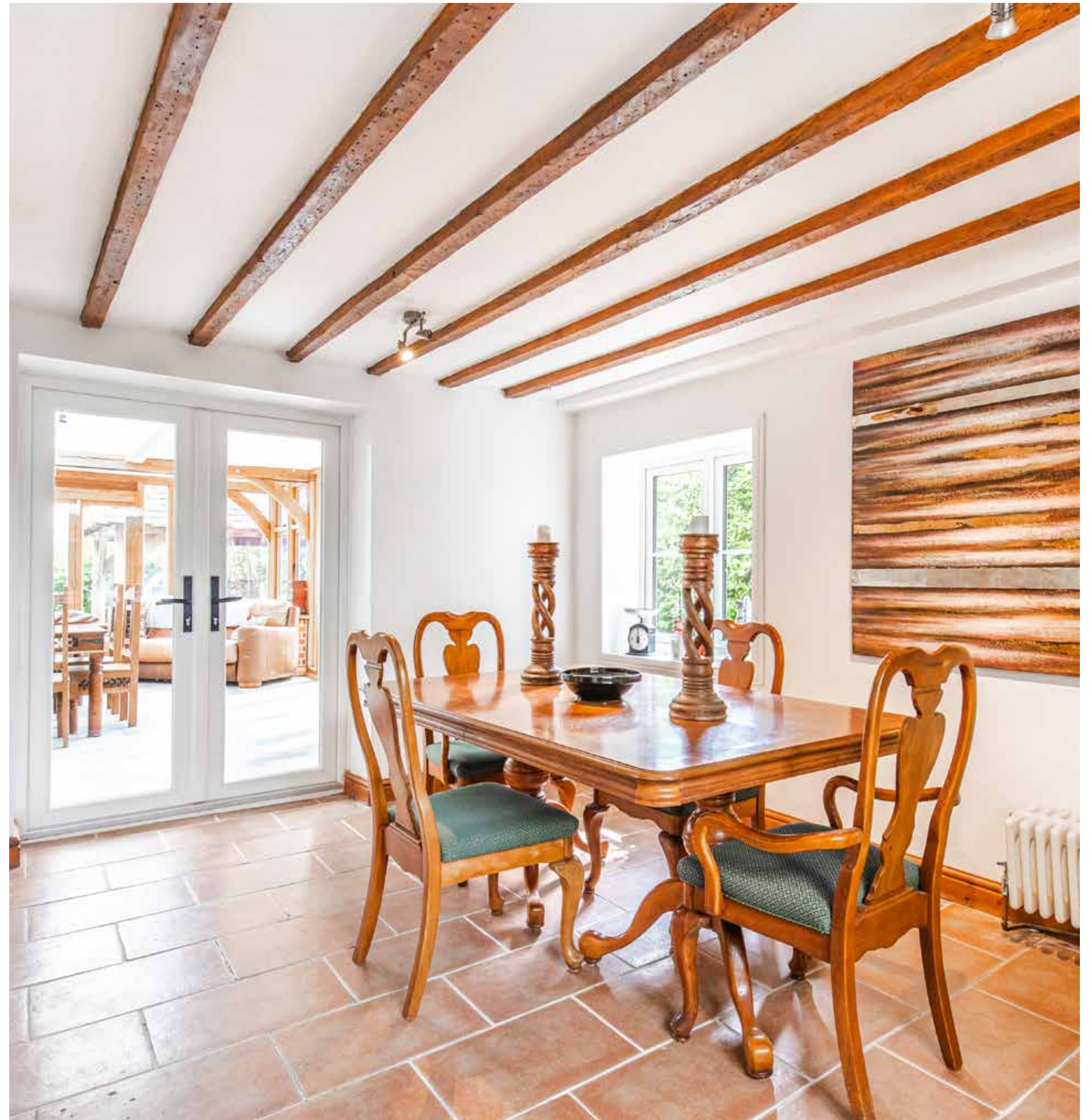
Wonderful Roof Terrace

Garage and Office Above with Balcony

SOWERBYS NORWICH OFFICE

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Originally the Post Office and local stores, this property has been updated to create a charming family home. The idyllic setting offers abundant wildlife and picturesque countryside views. The driveway provides ample parking and access to the garage.

The internal accommodation spans two floors. The spacious hallway leads to a dual-aspect sitting room, filled with natural light, featuring a fine brick fireplace with a modern wood-burning stove. The dual-aspect family room, bathroom, and kitchen/breakfast room boast a wide range of storage units and workspace, as well as an exposed fireplace with a wood-burning stove. The dining room, accessible through an opening from the kitchen, creates a highly social space. The incredible garden room, flooded with natural light from its glazing and roof lantern, offers versatility and a delightful connection to the outdoors through doors that open to two sides.

The first floor features four bedrooms. One bedroom includes a walk-through dressing room and an en-suite bathroom, with a door leading to the roof terrace. Additionally, there is a family shower room.

Outside, the front driveway provides parking and access to the double garage, with established boundary hedging and planting. The rear features a raised terrace, perfect for reinstating an outdoor swimming pool, ornamental pond, or sunken garden. A wooden gazebo offers a lovely space for entertaining and BBQs. Additionally, there is a substantial timber storage shed. The property also boasts sweeping lawns, a wildflower meadow, and stunning countryside views.

Above the double garage, there is a studio room with a balcony, currently used as a home office.



We'd describe our home as unique, spacious and peaceful.









Ground Floor
Approximate Floor Area
1419 sq. ft
(131.86 sq. m)



First Floor
Approximate Floor Area
1013 sq. ft
(94.14 sq. m)



Garage
Approximate Floor Area
658 sq. ft
(61.16 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. Copyright V360 Ltd 2023 | www.houseviz.com

Langley

A CHARMING AND PICTURESQUE VILLAGE

Langley is a picturesque village located in Norfolk. Known for its tranquil countryside and charming rural atmosphere, Langley offers scenic views, an abundance of wildlife, and a peaceful environment.

The village is characterised by its traditional English architecture, including historic buildings and homes that reflect its rich heritage. Langley provides a perfect blend of rural charm and modern conveniences, making it an ideal location for those seeking a serene and idyllic lifestyle in the English countryside.

Langley is situated around a mile East of Loddon. Lying on the River Chet, Loddon is a small market town with so much on its doorstep. With lots of history here, the town is centered around a 15th century church, the Holy Trinity.

There are an assortment of local shops, eateries and pubs - along with a good number of local walks. There are also an assortment of schools nearby, covering all ages and this includes Langley School - a well-renowned independent school offering day, weekly, flexi and full boarding. Loddon is within the bounds of The Broads National Park, which is the largest protected wetland in Britain.

Langley is also 12 miles from the Cathedral City of Norwich. An ancient city steeped in a millennium of history, Norwich has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.



Note from the Vendor



“We’ve loved the tranquility of living here, as well as the space and surrounding wildlife.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref: 0236-2833-7378-9805-3755

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: ///rescue.dives.orchestra

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SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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