



THE STORY OF

Langtry House

Bawburgh, Norfolk

SOWERBYS



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Langtry House

Bawburgh, Norfolk
NR9 3LS

Two Apartments

Freehold Available

Ground Floor Apartment Three Bedrooms

First Floor Apartment Two Bedrooms

High End Finish

Currently Holiday Let

Allocated Parking

Popular Village Location

SOWERBYS NORWICH OFFICE

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An exceptional opportunity awaits to acquire this freehold property, divided into two luxurious holiday apartments. Each apartment is meticulously designed with abundant natural light and contemporary amenities, including modern kitchens and bathrooms.

The ground floor apartment features three generously sized bedrooms, one with an en-suite bathroom, and an additional separate bathroom. The open-plan kitchen is a highlight, perfect for both relaxation and culinary enjoyment.

On the first floor, a private entrance leads to the second apartment, which offers two spacious bedrooms, a stylishly appointed bathroom, and a beautiful open-plan living area with a well-equipped kitchen.

Located nearby is the renowned Kings Head public house, a favourite among holidaymakers who frequent these apartments.







Each apartment is meticulously designed...



Apartment 1 Ground Floor Approximate Floor Area 1,133 sq.ft (105.22 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.

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Apartment 2 Ground Floor Approximate Floor Area 39 sq.ft (3.58 sq.m)
Apartment 2 First Floor Approximate Floor Area 904 sq.ft (84.01 sq.m)

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Bawburgh

CHARMING COUNTRYSIDE LIVING
NEAR HISTORIC NORWICH

Bawburgh is a picturesque village nestled in the heart of the beautiful Norfolk countryside, located approximately four miles to the west of the historic city of Norwich.

One of the stand-out features of Bawburgh is its stunning natural surroundings. The village is situated along the banks of the River Yare, which meanders through the area, providing not only a scenic backdrop but also opportunities for leisurely walks or a paddle in the river.

Bawburgh offers a close-knit and friendly community. The Village Hall is at the heart of the village, hosting regular events from coffee mornings and quiz nights, to play groups and youth clubs.

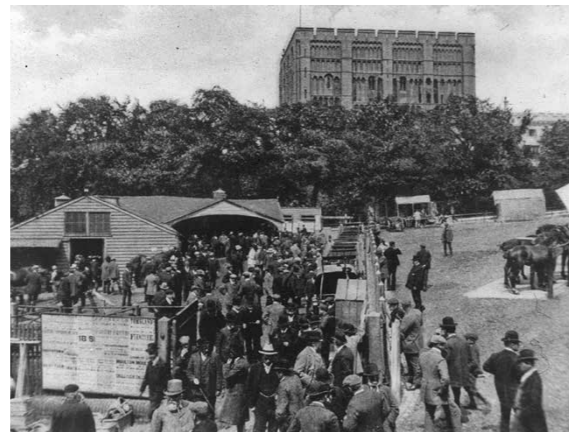
Annual events such as the village fete, bonfire night and Christmas fair are further times where the community comes together.

In addition to the Village Hall, there is also a church, school, public house, and a golf course.

For those seeking further amenities and conveniences, the historic city of Norwich provides easy access to shopping, dining, cultural attractions, and educational institutions.

It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

Apartment 1: D. Ref:- 8834-2828-9400-0462-0292

Apartment 2: E. Ref:- 1534-3828-9400-0412-0292

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: ///observes.profiled.telephone

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SOWERBYS

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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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