



Introducing  
The Brecks,  
Langham

**SOWERBYS**

Sowerbys are delighted to offer this well-presented three-bedroom family home, designed with contemporary living in mind. Situated in the sought-after village of Langham, the property enjoys picturesque views from every aspect. The ground floor features an open-plan kitchen/living area, utility room, study, and shower room, while the first floor offers three double bedrooms, one with an en-suite, along with the family bathroom.

This home further benefits from air source heating, triple glazing throughout, and underfloor heating on both floors, making it an exceptionally economical property.

The property is offered unfurnished and will be available from October 15th on an initial 12-month tenancy.

#### **LANGHAM**

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.

#### **AGENTS NOTE**

Unfurnished.

Air source heating.

Pets by negotiation.

12 month initial tenancy.

Available 15th October 2025.

#### **COUNCIL TAX**

Band E.

#### **ENERGY EFFICIENCY RATING**

B. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

#### **LOCATION**

What3Words: [///proofread.rural.offices](#)





# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

