



Apple Tree Cottage
Hollow Lane | Langham | Norfolk | NR25 7BT

SECRET ORCHARD HAVEN



With wonderful church views this extended barn conversion enjoys a secluded position in a desirable North Norfolk village, blending historic flint and brick character with modern comforts and expansive orchard grounds.

The single-storey layout provides versatile accommodation, including a self-contained holiday let wing that has proven successful for over a decade.

With church views and over an acre of wildlife-rich gardens, it offers a peaceful retreat moments from the coast.



KEY FEATURES

- An Extended Brick and Flint Barn Conversion with Self Contained Holiday Let Wing
- Five Bedrooms, Two Bathrooms and Two Shower Rooms
- Two Living Rooms, Two Kitchen/Dining Rooms and a Study
- Large Conservatory and Walled Garden Access
- In excess of 1 acre of Orchard, Woodland Garden and Raised Vegetable Beds
- Underfloor Heating, Air Source Heat Pump, Solar Panels and Full Insulation
- Detached Garage and Off Street Parking on Shingled Drive
- Perfect Layout for Multi-Generational Living
- Village Location near Blakeney, Morston and Coastal Paths
- Total Accommodation extends to 2,860sq.ft
- Energy Rating: B

A versatile and characterful home in a prime coastal location, ideal for personal enjoyment, family life or continued letting income.

Pastoral Gem

"I was intrigued by the photo in the estate agents window which showed little more than the roof. I went to have a look and fell in love with it as there was so much potential," the owner said when asked what first attracted them to the property, setting the stage for their 2011 purchase. The cottage was originally a cow barn dating back to the 1800s, with the back garden forming part of the former cow field now shared with the neighbour's garden and the recreation ground. During World War II it was commandeered with Nissen huts erected to billet American servicemen near Cockthorpe airfield as part of the "Friendly Invasion" where Norfolk was heavily utilised by the USAAF. The concrete foundations of these huts still remain today "which explains the lack of rabbits and moles" and, remarkably, the village hall has photographic records of these buildings taken from the church tower.

A Vision Realised

Originally converted to a three-bedroom home prior to the present owner's arrival, the property has since grown into today's spacious arrangement. "It needed a makeover, so I knocked the kitchen, hallway and shower room through to make a kitchen diner, took down a small metal framed conservatory and replaced it with a larger wooden one and created a patio in the walled garden," the owner explained. Derelict barn spaces on either side of the far end of the property were brought back to life, one roofed area without walls transformed into two additional bedrooms with a shower room and en suite bathroom, and the other a flint-walled space lacking any roof rebuilt as a secondary kitchen originally envisioned as an art studio but repurposed for holiday letting. "I can cut the house in half by putting a bookcase across the passageway door and insulating it, and have successfully rented out that end of the house for eight months of the year for the last fourteen years. For the remaining months of the year over the winter, I open up the property for my own enjoyment," the owner said.





KEY FEATURES

So Much To Offer

"I never thought I would live in a single-story property – I now love it; the sheer length of the house, its Tardis-like quality. It always surprises people just how big it is, hidden behind other houses and unseeable from the road, with a secret wild garden behind it," the owner reflected. A shingled drive leads from the lane to ample parking in front of the cottage, where an arched porch shelters the main entrance flanked by flint and brick walls. On entering one steps to the right directly into the welcoming central kitchen/dining room, opened up by the owner for easy flow between cooking and dining, with glazed doors leading into the expanded wooden conservatory and straight out to the rear terrace and walled garden. Next are the study and a cosy living room with wood burning stove and ceiling with the original beams which enjoys garden views and a bright south facing orientation. Past this area a hallway provides access to a bedroom and adjacent family bathroom, culminating in the holiday let wing comprising three bedrooms (one with en suite), secondary living room, a bathroom and the secondary kitchen. And at the other end of the property there is a further bedroom with an en suite shower room, a utility room and a passageway providing access to the garden, to complete the layout. Principally single storey, any upper space is limited to loft storage. The design maximises light and warmth through its upgrades, with vaulted ceilings, conservatory glazing and a microclimate position creating an artistic, versatile atmosphere

The Outside

"When I first moved in there were so many brambles I didn't know where the garden ended!" the owner said, reflecting on their improvements to the grounds. Steps rise to the expansive garden of mown paths through orchard and woodland, featuring prolific fruit trees, wildflowers, orchids and raised vegetable beds, all low maintenance yet vibrant with wildlife. "I love gardens but believe in minimal effort so, with exception of the raised vegetable garden and an annual or biannual trim, the back garden only has paths mown through the wood and orchard. This encourages wildlife including hedgehogs and muntjac," the owner said. The walled section bursts with honeysuckle, roses and a fruitful vine, while a secret woodland cabin enchants younger visitors. "When my grandchildren come to stay, the back garden is a constant source of delight for swinging in hammocks, camping, lunch under the trees, scrumping apples and pears, or just gorging on the blackberry hedge." The owner particularly cherishes the sunlight and the house's unique position nestling into the south side of the ridge, creating its own sheltered microclimate. "If it wasn't time for me to move nearer to family, I would never leave this place." To the rear of the property is a lock up, with vehicle access through the neighbours garden and here you will also find additional parking for two more cars.





























INFORMATION



On The Doorstep

Langham is a small and attractive village in North Norfolk, with a church, village hall, playing fields, primary school and the highly regarded Blue Bell pub helping to create a strong community atmosphere. Every other year the village hosts the Langham Street Fayre, when the main road is closed to traffic and taken over by stalls, displays and entertainment. From the property it is only a short drive along local lanes to both Morston and Blakeney, providing easy access to the North Norfolk coast with wonderful paths, wide sandy beaches, seal boat trips and sailing, along with cafés, pubs and local shops in these popular villages. Norfolk is one of the country's leading birding hotspots, and for keen birdwatchers the area is a particular draw. Cley Norfolk Wildlife Trust Reserve and Titchwell & Snettisham R.S.P.B. Reserves are all within comfortable driving distance, adding to the appeal of Langham as a base for exploring the wider coast.

How Far Is It To?

The Georgian market town of Holt lies about 6 miles to the east, typically a 15-minute drive, offering a wide range of independent shops, galleries, restaurants and services along with schooling at Gresham's. Sandringham Estate lies about 28 miles to the west, approximately 40 minutes by car via local A roads, making it an easy day trip. Typically reached in around 20 minutes by car, Fakenham is approximately 11 miles to the south west, providing a choice of supermarkets, cinema, additional services and a traditional market town centre with a popular weekly market. The cathedral city of Norwich is approximately 28 miles to the south east, with an extensive choice of shopping, cultural venues and leisure facilities, together with a mainline rail service to London Liverpool Street and an international airport on the northern fringe. Major routes including the A148 between Fakenham and Holt and the A149 coast road are close to hand, putting other North Norfolk destinations such as Wells-next-the-Sea, Holkham and Sheringham within straightforward driving distance for days out.

Directions

From Fakenham town centre take the A148 towards Holt, passing Little Snoring and Bale. Before Holt, turn left into Field Dalling Road following the signs to Field Dalling and Bale, keeping straight ahead onto Binham Road, Langham Road and Field Dalling Road until just after entering Langham itself, Hollow Lane will be found to the right. Turn into this and almost immediately on the lefthand side the property is at the end of a private lane.

Services, District Council and Tenure

Air Source Heat Pump, Underfloor Heating, Solar Panels, Mains Water
Drainage via Holding Tank which then Pumps to Mains
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
North Norfolk District Council - Council Tax Band E
Freehold

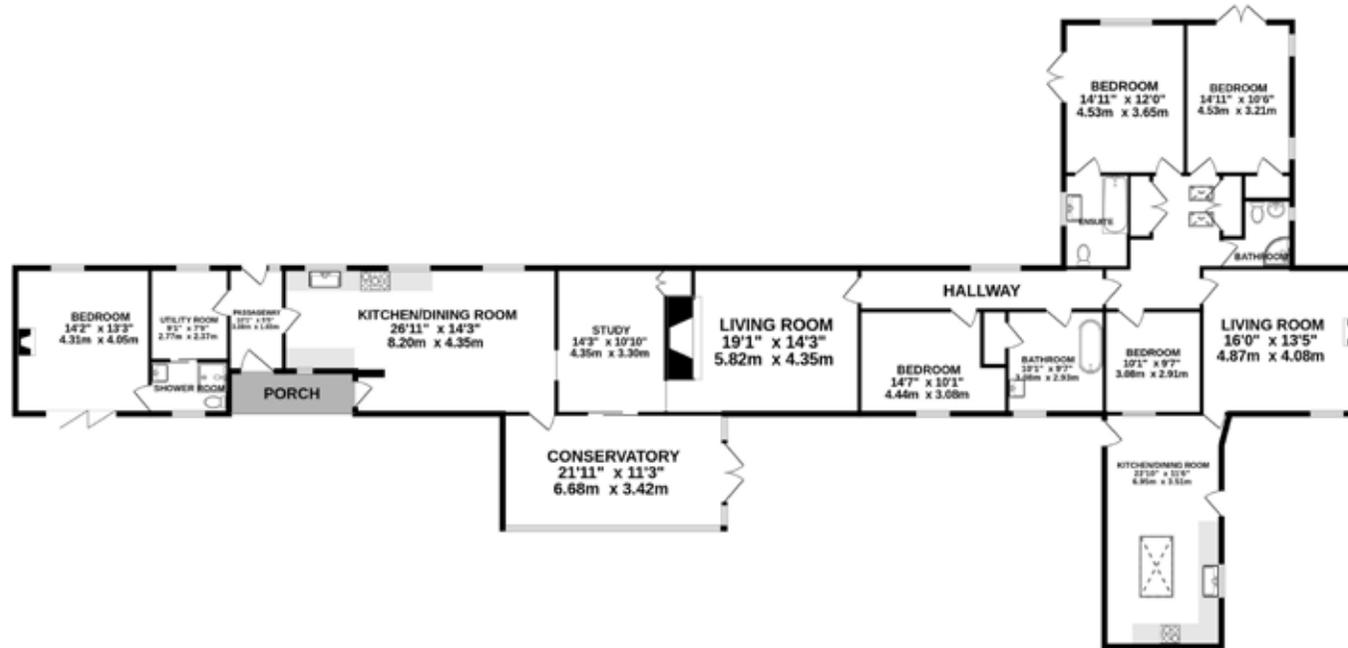
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GROUND FLOOR

2860 sq.ft. (265.7 sq.m.) approx.



TOTAL FLOOR AREA : 2860 sq.ft. (265.7 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)	68	94
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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