



**26 The Cornfield, Langham**  
Guide Price £375,000

**BELTON  
DUFFEY**

## 26 The Cornfield

Langham,  
Norfolk, NR25 7DQ



*A modern link detached house with 3 bedroom accommodation, south facing garden and off street parking, situated on a popular development just 2 miles from the coast. No chain.*

### DESCRIPTION

26 The Cornfield is a modern link detached house, quietly positioned on a popular cul de sac and backing onto woodland on the edge of the highly sought after north Norfolk village of Langham, just 2 miles from the coast at Morston and Blakeney. The property would now benefit from some light refurbishment, offering an excellent opportunity for a purchaser to update and finish the house to their own taste.

The accommodation comprises an entrance hall, cloakroom and kitchen, together with a spacious double aspect sitting/dining room featuring a fireplace with wood burning stove and patio doors opening into a conservatory. The former garage has been converted to provide a study and a useful utility room. To the first floor are 3 bedrooms and a family bathroom with additional benefits including oil-fired central heating and majority double glazed windows and doors.

Outside, the property is set behind an extensive brick block driveway providing parking for several vehicles with a south facing rear garden that backs directly onto woodland.

### GROUND FLOOR

The property is accessed from the driveway to the front into a small porch which leads to the entrance hall with staircase to the first floor landing and doors to the kitchen, sitting/dining room and cloakroom. The kitchen has a range of fitted units with a door leading outside to the side of the property with the adjacent sitting/dining room being of a good sized with a fireplace housing a wood burning stove and glazed patio doors to the conservatory and the rear garden beyond. A door leads from the sitting room into the former garage that has been converted into a study with a useful utility room to the rear.



***what3words: ///eliminate.takers.former***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **FIRST FLOOR**

The first floor landing has a window to the side and doors to the 3 upstairs bedrooms and the bathroom.

## **OUTSIDE**

Number 26 is set back from The Cornfield behind an extensive brick block driveway providing parking for several vehicles with a central feature tree and walkways to the porch to the front of the property and the side door. The south facing rear garden has been hard landscaped with a central pond feature, paved terraces and walkways and raised sleeper plant beds. There are tall fenced boundaries to the sides and a low stock fence to the rear making the most of the views over neighbouring woodland.

## **SERVICES AND EPC RATING**

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band D.

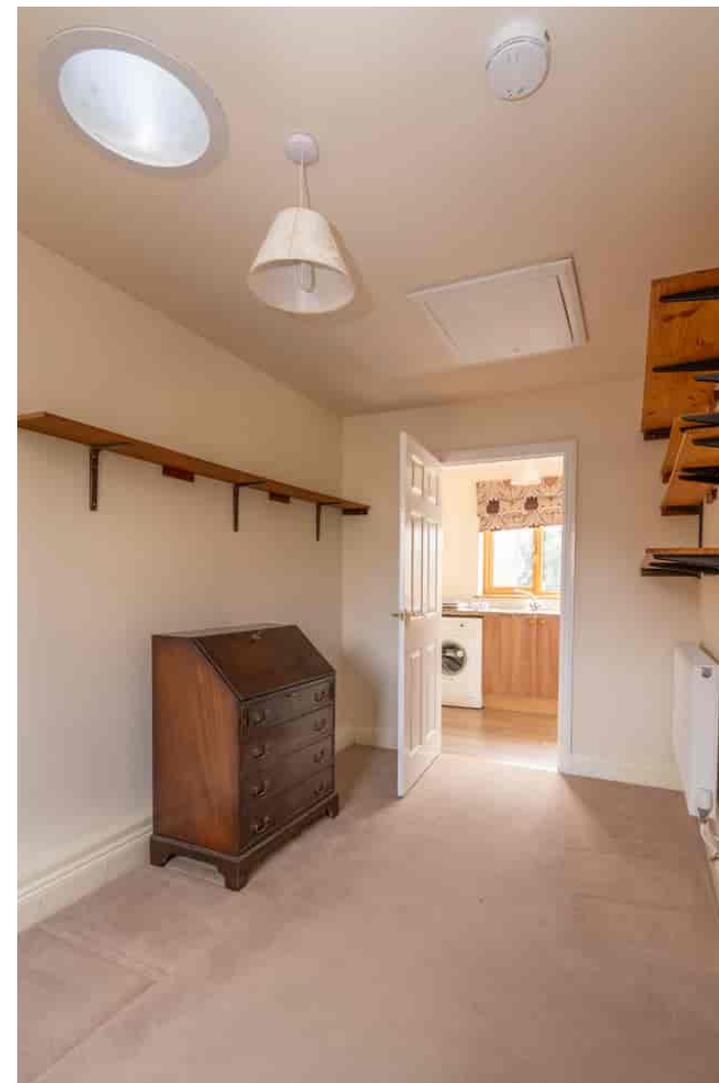
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C.

## **TENURE**

This property is for sale Freehold.

## **26 The Cornfield**

Langham,  
Norfolk, NR25 7DQ







## SITUATION

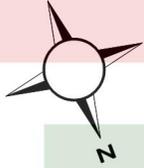
Langham is an unspoilt rural village and only 2 miles from the coastline at Blakeney or Morston - both popular visitor destinations for birdwatching, seal trips, sailing and fine dining at Morston Hall with a large range of shopping facilities in Blakeney including a petrol station, deli, fresh fish shop, gift shops, eateries and its beautiful Quay.

Langham itself has a parish church where the famous author from the 19th century, Captain Marryat, is buried having lived in the old manor which boasted, in 1840, a thousand acre estate. The village has a cosy 400 year old inn, The Blue Bell, a highly rated primary school and a village hall. The Langham Street Fayre is a well-known biennial event providing a fun day for locals and visitors to raise money for worthy causes.









**Conservatory**  
3.00m x 3.00m  
(9'10" x 9'10")

### Ground Floor

Approx. 73.5 sq. metres (791.5 sq. feet)

**Utility**  
2.34m x 1.90m  
(7'8" x 6'3")

**Kitchen**  
3.03m x 2.98m  
(9'11" x 9'9")

**Sitting/  
Dining  
Room**  
6.68m x 4.44m  
(21'11" x 14'7")

**Study**  
4.51m x 2.34m  
(14'9" x 7'8")

FP

**Porch**

### First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)

**Bedroom 1**  
3.53m x 3.48m  
(11'7" x 11'5")

**Bedroom 3**  
3.11m x 2.55m  
(10'2" x 8'4")

**Landing**

**Bedroom 2**  
3.48m x 3.02m  
(11'5" x 9'11")

HWC

Total area: approx. 118.0 sq. metres (1269.9 sq. feet)



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





**King's Lynn**

T: 01553 770055

E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

**Fakenham**

T: 01328 855899

E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

**Wells-next-the-Sea**

T: 01328 710666

E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

**[beltonduffey.com](http://beltonduffey.com)**