



Langley, Stiffkey

Guide Price £800,000

**BELTON
DUFFEY**

Langley

Church Street, Stiffkey, Norfolk, NR23
1QJ

A substantial extended detached residence of quality on large mature plot with double garage and driveway parking situated in popular coastal village



DESCRIPTION

Pleasantly situated in a secluded position, well back from the coastal road on the eastern edge of Stiffkey, this imposing detached residence occupies a large mature plot backing an area of outstanding natural beauty and offers tremendous potential for further extension as well as cosmetic improvement to personal specification.

The accommodation includes large reception hall, cloakroom, study, sitting room, fitted kitchen/breakfast room, full width conservatory, utility room and rear lobby on the ground floor, whilst the first floor offers principal bedroom with en-suite, three further double bedrooms and large re-fitted family bathroom. The property has Calor gas fired radiator central heating and double glazing.

Langley sits well on a generous mature plot, with a deep frontage behind a small copse and private driveway leading to the double garage with turning area and parking for a number of vehicles. The rear garden enjoys a sunny south easterly aspect and a high degree of seclusion with mature trees and high hedging but does require a degree of cultivation.

The property is offered for sale with vacant possession and no onward chain.

GROUND FLOOR

A covered storm porch leads to a spacious reception hall which affords access to the principal rooms with a cloakroom to the rear and utility room with rear lobby leading to the double garage and door to rear garden. There is a generous sitting room with front aspect, study, large well fitted kitchen/breakfast room and conservatory overlooking the rear garden.

FIRST FLOOR

An L shaped landing leads to four double bedrooms, the principal with front aspect, fitted wardrobes and en-suite with corner Jacuzzi bath. The family bathroom is of generous proportions and has been re-fitted, there are two double bedrooms with rear aspect and the second, a large double bedroom overlooks the front.



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

OUTSIDE

Langley is well screened from the Coast Road by a small copse and a private driveway leading to the double garage with automatic roller doors, which provides off road parking for numerous vehicles and a turning area.

The rear garden is very secluded, backing on to an area of outstanding natural beauty with hedging to the boundaries and inset mature trees. The garden does require a degree of cultivation and is ideal for those seeking a project. There are two large timber sheds, a greenhouse and portacabin used for storage. Gated access to front via either side of the property.

SERVICES AND EPC RATING

Mains electricity, mains water and mains drainage. Calor gas radiator heating. EPC Rating Band E.

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

TENURE

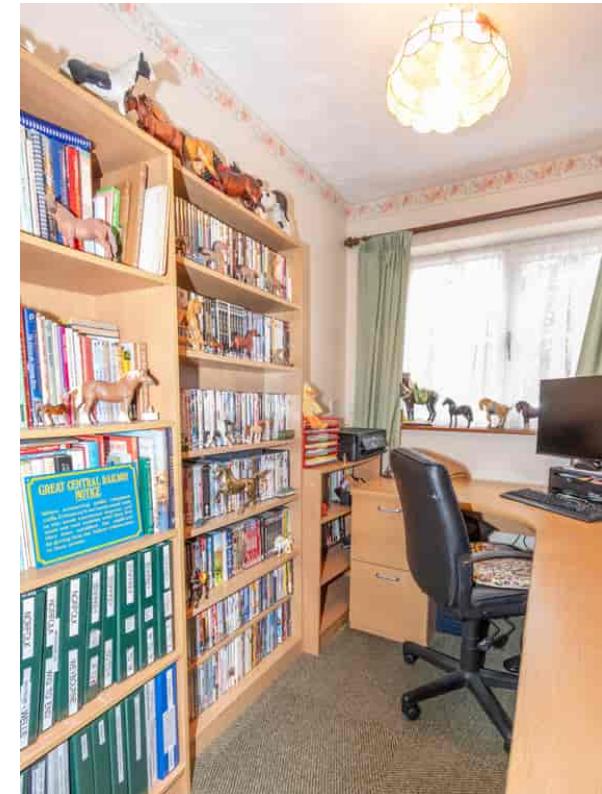
This property is for sale Freehold.

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SITUATION

Stiffkey is a picturesque village, set in an Area of Outstanding Natural Beauty, of predominantly pretty brick and flint cottages with the marshes leading down to the sea on one side and nestling in the valley next to the River Stiffkey to the other side. The coastal path is accessed off a small free car park at the end of Greenway where you can walk to Wells-next-the-Sea to the west and Morston to the east. Off the main road can be found the attractive Stiffkey Stores and Coffee Shop which is open 7 days a week in the summer and offers a Post Office counter, everyday groceries as well as a wide range of locally grown produce, homewares, gifts and wines. Close by is The Red Lion, a renowned traditional Norfolk pub serving good locally sourced food.

To the east is Morston where you can take a boat trip out to see the seals at Blakeney Point and treat yourself to a meal at the Michelin starred restaurant at Morston Hall. Just over a mile further on is Blakeney to the east whilst Wells-next-the-Sea is 3 miles to the west from Stiffkey with its beautiful sandy beach, dunes and colourful beach huts fringed by pinewoods.







Ground Floor

Approx. 128.1 sq. metres (1378.6 sq. feet)



Conservatory
6.15m x 2.90m
(20'2" x 9'6")

Kitchen/Breakfast Room
6.15m x 3.15m
(20'2" x 10'4")

Utility
3.28m x 1.82m
(10'9" x 6')

Double Garage
7.13m (23'5") max
x 5.35m (17'7")

Sitting Room
4.81m x 4.56m
(15'9" x 14'11")

Reception Hall
3.88m x 2.75m
(12'9" x 9')

Study
3.75m x 1.82m
(12'4" x 6')

First Floor

Approx. 71.5 sq. metres (769.7 sq. feet)

Bathroom
3.14m x 2.97m
(10'4" x 9'9")

Bedroom 3
3.14m x 2.93m
(10'4" x 9'7")

En-suite

Bedroom 1
4.56m x 4.07m
(14'11" x 13'4")

Bedroom 2
3.74m x 2.97m
(12'3" x 9'9")

Total area: approx. 199.6 sq. metres (2148.4 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.





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