



10 Holt Road, Langham
Guide Price £500,000

BELTON DUFFEY

10 HOLT ROAD, LANGHAM, NORFOLK, NR25 7BX

A superb period cottage with a garden room extension, detached annexe, attractive gardens and off street parking, 2 miles from the coast.

DESCRIPTION

10 Holt Road is a superb semi detached brick and flint period cottage which offers bright, airy and well appointed accommodation whilst preserving the character and original features. The well presented living accommodation comprises a well appointed kitchen/breakfast room with a large garden room/dining area extension and a sitting room with a wood burning stove for cosy nights in.

The main house has 2 bedrooms and a luxury bathroom plus there is additional accommodation in a charming annexe conversion of a separate brick and flint outbuilding in the garden. Outside, the cottage has driveway parking to the front for 1 car and attractive cottage style gardens which wrap around the property to 3 sides.

Within close proximity to the coast, 10 Holt Road is currently a permanent home with a useful Airbnb income from the annexe; the property would also lend itself to a second home with letting potential.



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.

MAIN HOUSE

ENTRANCE HALL

A timber door leads from the front of the property into the entrance hall with staircase to first floor landing, painted tiled floor, radiator and space for coat hooks. Window to the side with fitted shutters and a door leading into:

SITTING ROOM

3.67m x 3.64m (12' x 11' 11")

Painted brick fireplace housing a cream wood burning stove on a slate tiled hearth with mirrored panels to both sides, 2 radiators, built-in cupboard, engineered oak flooring. Double aspect windows to the front and side with fitted shutters and a door leading to:

KITCHEN/BREAKFAST ROOM

2.78m x 5.34m (9' 1" x 17' 6") at widest points.

Range of bespoke painted base and wall units with Corian worktops incorporating a butler sink, hand painted tiled splashbacks and breakfast bar. Space for a range style cooker, integrated appliances including dishwasher, washer/dryer and freezer, space for a freestanding fridge. Understairs cupboard housing the oil-fired boiler, engineered oak flooring, radiator, double aspect windows to the rear and side overlooking the gardens and door leading to:

GARDEN ROOM

6.29m x 3.01m (20' 8" x 9' 11")

Light and airy room with engineered oak flooring, 2 radiators, loft hatch, windows to all aspects overlooking the garden, part-glazed door to the side and wide south westerly facing French doors leading outside.

FIRST FLOOR LANDING

High level window to the front and doors to the 2 bedrooms and bathroom.



BEDROOM 1

3.63m x 4.25m (11' 11" x 13' 11") at widest points.

Period cast iron fireplace, 2 radiators and a window to the front.

BEDROOM 2

2.78m x 2.68m (9' 1" x 8' 10")

Radiator, loft hatch and a window to the rear.

BATHROOM

Luxury traditional bathroom suite comprising a Norfolk roll top bath with mixer shower, pedestal wash basin and WC. Tiled floor with underfloor heating and part-tiled walls, chrome towel radiator, extractor and window to the rear with fitted shutters.

ANNEXE ACCOMMODATION

Detached brick and flint built annexe currently used as a successful Airbnb let with accommodation comprising:

ANNEXE BEDROOM

2.49m x 3.04m (8' 2" x 10')

Accessed via French doors leading from the garden. Double bedroom with a fitted shelved cupboard, tiled floor with underfloor heating and etched glass door leading to:

ANNEXE WETROOM

Wet room shower with electric shower, wash basin, WC, porcelain mosaic tiled floor and walls, extractor and Velux window.

OUTSIDE

10 Holt Road is approached over a gravelled parking area to the side of the property which provides parking for 1 car, space for refuse bins and log storage and leads to the front entrance door with outside lights.

The private enclosed garden is accessed via a wooden gate opening into the charming cottage-style gardens which wrap around the property to 3 sides comprising a lawn, tiled terrace opening out from the garden room French doors, well stocked plant and shrub borders with mainly brick and flint walled boundaries. A tiled pathway leads to the annexe and to the side of the property where there is a small gravelled kitchen garden bounded by a woven willow fence. Timber garden shed with power and light which screens the oil storage tank behind.

DIRECTIONS

From Wells-next-the-Sea, take the A149 towards Cromer. The next village along is Stiffkey. About 100 yards after the village shop on the right, take the next right, Bridge Street, which is signposted Cockthorpe. Continue along this road for approximately 3 miles, passing through Cockthorpe following signs for Langham. At the T-junction in Langham, turn left into the main street where you will see number 10 further up on the right-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Oil-fired central heating to the main house and electric underfloor heating to the bathroom and annexe. EPC Rating Band E.

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

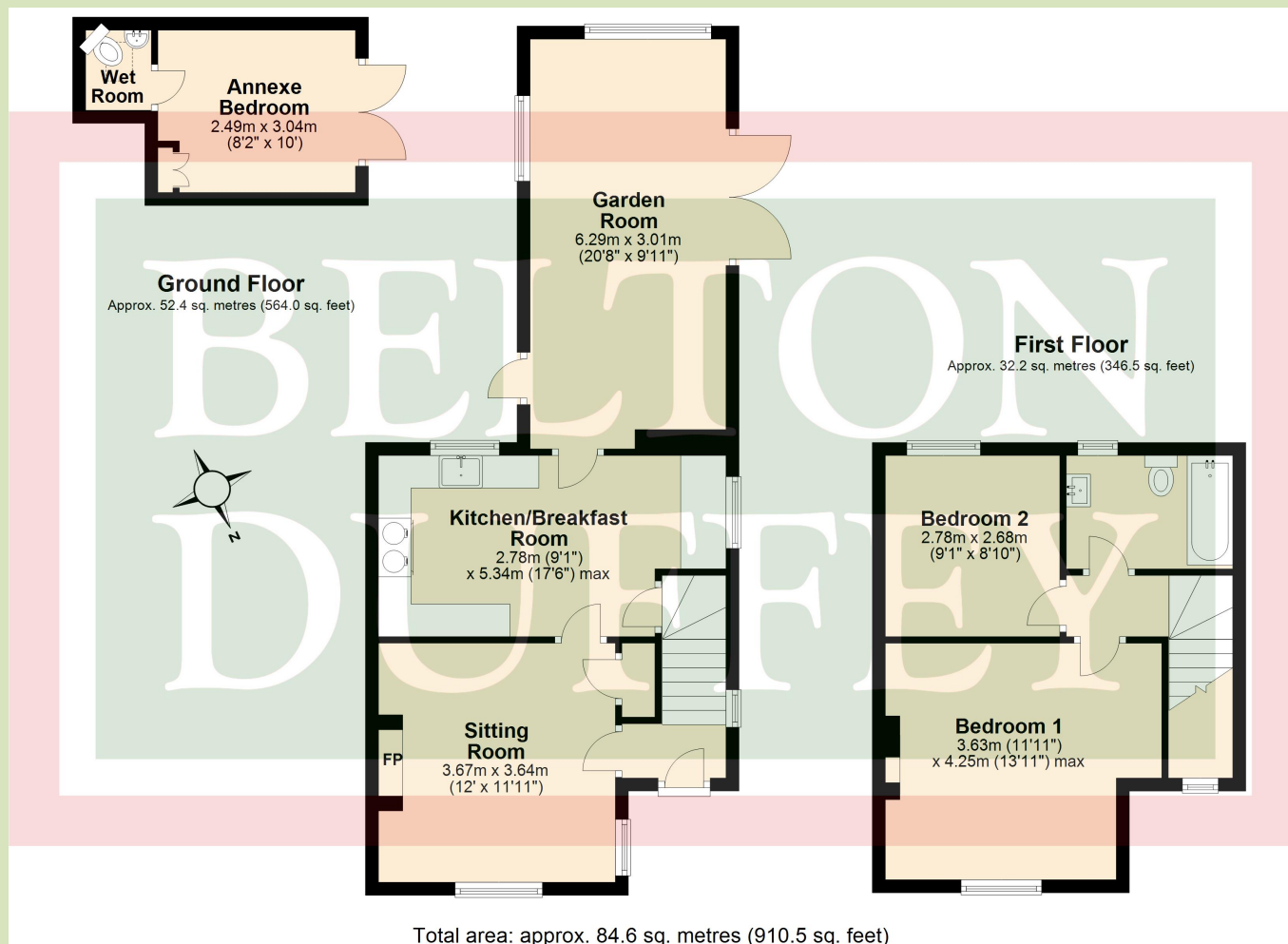
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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