



8 Binham Road, Langham
Guide Price £350,000

BELTON DUFFEY



8 BINHAM ROAD, LANGHAM, NORFOLK, NR25 7AB

A charming extended 3 bedroom semi detached period cottage standing in good sized gardens with a large garage/workshop.
No onward chain.

DESCRIPTION

8 Binham Road is a semi detached period cottage set back from the road in a discreet location in the sought after north Norfolk village of Langham, just 2 miles from the coast at Blakeney. The property would now benefit from a programme of refurbishment but provides an exciting opportunity for the new owners to put their own stamp on it and also lends itself to further extension (subject to the necessary permissions). To the ground floor there is an entrance hall, double aspect sitting room, kitchen/dining room and a rear hall leading to the principal bedroom, bathroom and a rear lobby/utility. Upstairs, the landing leads to 2 further bedrooms with fine far reaching views over the gardens and countryside beyond.

Outside, the property is approached over a sweeping driveway leading to an extensive gravelled parking area and a large detached garage/workshop. The attractive partly walled gardens and grounds are of a good size and wrap around the property to 3 sides.

8 Binham Road has been a much loved permanent home for the current owner and this popular village location is the perfect base to explore all that north Norfolk has to offer also making the property an attractive proposition as a second home with holiday lettings 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 luxury boutique hotel and spa, The Langham, plus 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.

STORM PORCH

Partly glazed UPVC entrance door with a tiled storm porch over leading into:

ENTRANCE HALL

Staircase leading up to the first floor landing, radiator and doors to the sitting room and kitchen/dining room.



SITTING ROOM

6.21m x 3.92m (20' 4" x 12' 10") at widest points.

A good sized sitting room with double aspect windows overlooking the front and rear gardens, tiled fireplace (currently housing an electric fire), 2 radiators and wall lights.

KITCHEN/DINING ROOM

6.1m x 2.76m (20' 0" x 9' 1")

A range of oak base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Integrated double oven, under counter dishwasher and fridge (white goods included in sale), oil-fired boiler.

Vinyl floor tiles, radiator and a further night storage heater, room for a dining table and chairs, double aspect windows to the front and side and a door leading into:

REAR HALLWAY

3.33m x 0.93m (10' 11" x 3' 1")

Deep understairs storage cupboard, radiator and a further night storage heater, vinyl floor tiles, loft hatch, doors to the ground floor bedroom and bathroom. Partly glazed, obscured glass door to the rear lobby/utility.

GROUND FLOOR BEDROOM 1

5.03m x 3.35m (16' 6" x 11' 0")

Extensive range of fitted bedroom furniture including wardrobes, drawer units, bedside cabinets and a vanity cupboard incorporating a wash basin. Radiator and double aspect windows to the side and overlooking the rear garden.

GROUND FLOOR BATHROOM

2.24m x 1.67m (7' 4" x 5' 6")

A suite comprising a panelled bath with an electric shower over and folding shower screen, pedestal wash basin and WC. Tiled floor and walls, radiator, extractor fan and an obscured glass window to the rear.

REAR LOBBY/UTILITY

2.11m x 0.80m (6' 11" x 2' 7")

Timber lean-to construction with a corrugated PVC roof. Laminate worktop with a washing machine under (included in sale), window to the side and a partly glazed timber door leading outside to the rear garden.

FIRST FLOOR LANDING

Radiator, window overlooking the rear garden with far reaching countryside views beyond, latch doors to bedrooms 2 and 3.



BEDROOM 2

3.87m x 2.61m (12' 8" x 8' 7") at widest points.

Extensive range of wardrobe cupboards with louvre doors, 1 housing the hot water cylinder, radiator and double aspect windows to the front and overlooking the rear garden with far reaching countryside views.

BEDROOM 3

2.82m x 2.26m (9' 3" x 7' 5") at widest points.

Fitted wardrobe cupboard with louvre doors, storage shelves, radiator and a window to the front overlooking the front garden.

OUTSIDE

8 Binham Road is approached over a shared sweeping gravelled driveway leading to the property's parking area in front of the detached garage/workshop where there is space for several cars, boats, caravan etc. There is screened storage for bins etc to the side and rear of the garage where the oil storage tank is located.

A central concrete pathway leads to the front garden which comprises a good sized lawn with beautifully planted shrub and flower beds with a brick and flint wall to the western boundary. Step leading up to the entrance porch and a paved pathway to the side of the property and around to the rear garden. The rear garden has an extensive gravelled terrace planted with grasses and low shrubs and bounded by a low brick wall with a large lawn beyond. Small detached brick built outbuilding, brick and flint walling to the north and western boundaries, timber garden shed and summer house.

GARAGE/WORKSHOP

9.13m x 3.7m (29' 11" x 12' 2")

Large detached brick built garage/workshop with a tiled roof, up and over door to the front, windows to the sides and a partly glazed timber pedestrian door to the front garden.

DIRECTIONS

From Wells-next-the-Sea, take the A149 heading east towards Cromer. The next village along is Stiffkey. About 100 yards after the village stores 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 onto Binham Road and continue for approximately 100 yards where you will see the driveway to the property on the left, immediately after the village hall.



OTHER INFORMATION

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

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

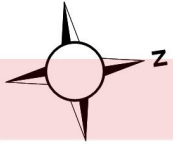
TENURE

This property is for sale Freehold.

VIEWING

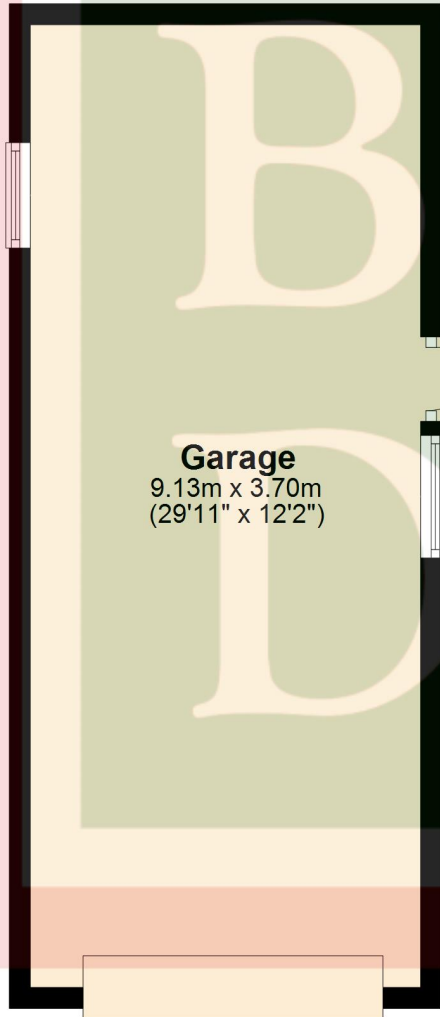
Strictly by appointment with the agent.



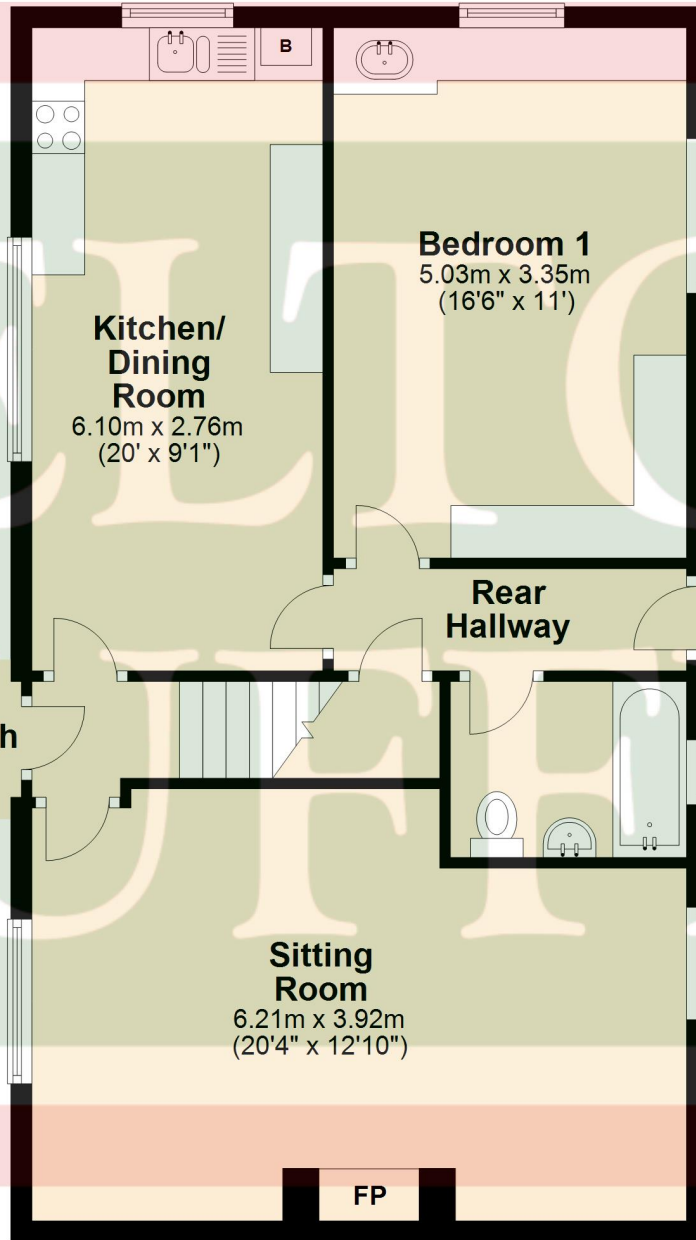


Ground Floor

Approx. 107.5 sq. metres (1156.9 sq. feet)



Garage
9.13m x 3.70m
(29'11" x 12'2")



**Kitchen/
Dining
Room**
6.10m x 2.76m
(20' x 9'1")

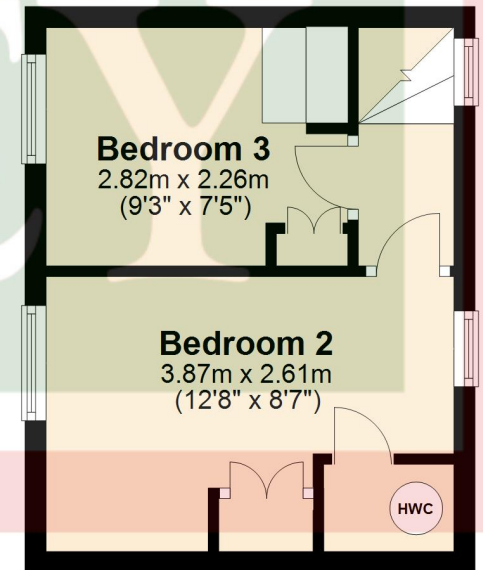
Bedroom 1
5.03m x 3.35m
(16'6" x 11')

**Rear
Hallway**

Porch

**Sitting
Room**
6.21m x 3.92m
(20'4" x 12'10")

FP



Bedroom 3
2.82m x 2.26m
(9'3" x 7'5")

Bedroom 2
3.87m x 2.61m
(12'8" x 8'7")

HWC

First Floor

Approx. 19.1 sq. metres (206.0 sq. feet)

Total area: approx. 126.6 sq. metres (1362.9 sq. feet)



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