



**A BEAUTIFULLY PRESENTED THREE BEDROOM PROPERTY IN A SOUGHT-AFTER DEVELOPMENT A SHORT DRIVE FROM BLAKENEY**

Starlight Cottage, 15 The Langham, North Street, Langham, Norfolk NR25 7DH

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**Starlight Cottage**  
**15 The Langham**  
**North Street**  
**Langham**  
**Norfolk**  
**NR25 7DH**

*A LUXURIOUSLY APPOINTED END-TERRACE COTTAGE WITH STUNNING VAULTED KITCHEN/FAMILY ROOM ON THE FIRST FLOOR*

**Guide Price: £625,000** (17.03.25)  
Freehold BUR240096

- A high-quality property constructed in 2014 by award winning developers, Avada Homes.
- Available to purchase furnished and equipped (by separate negotiation) and offered with no onward chain.
- Desirable features include oak and stone floors to the first floor, bespoke kitchen with Rangemaster appliances and French doors from bedroom to the landscaped rear garden.
- Accommodation comprises Entrance Hall, Utility Room, two double Bedrooms with En-suite shower rooms, a further Bedroom, family Bathroom and on the first floor is an impressive Kitchen/Dining Family Room and a small Study.
- Outside, two allocated parking spaces, guest parking and at the rear a private and a sunny, enclosed garden with paved terrace and storage shed.









**LANGHAM**, a conservation village, is located just 2 miles from the coastal village of Blakeney and about 5 miles from the popular Georgian market town of Holt.

Langham has a public house, The Blue Bell, a village school rated outstanding and a 15<sup>th</sup> century church with a square flint tower.

The coast is designated an Area of Outstanding Natural Beauty and offers a wide range of attractions to appeal to everyone; outdoor activities lie at the heart of the area's pull with sailing, walking and golf all on offer. There are seals to see at Blakeney Point and a RSPB bird reserve at Cley-next-the-Sea.

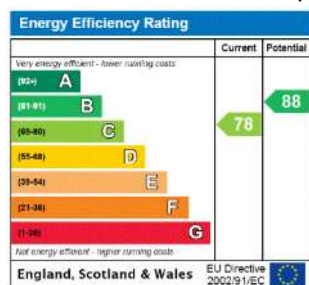
There are many fine restaurants, pubs and hotels in the area including the King's Head at Letheringsett and The Anchor at Morston and of course Morston Hall, which holds a Michelin star.

Holt is one of north Norfolk's most sought-after market towns with a wide variety of shops and facilities, a vibrant annual Festival attracting top artistes and Gresham's, a Public School for day and boarding pupils situated on the edge of the town.



#### ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request











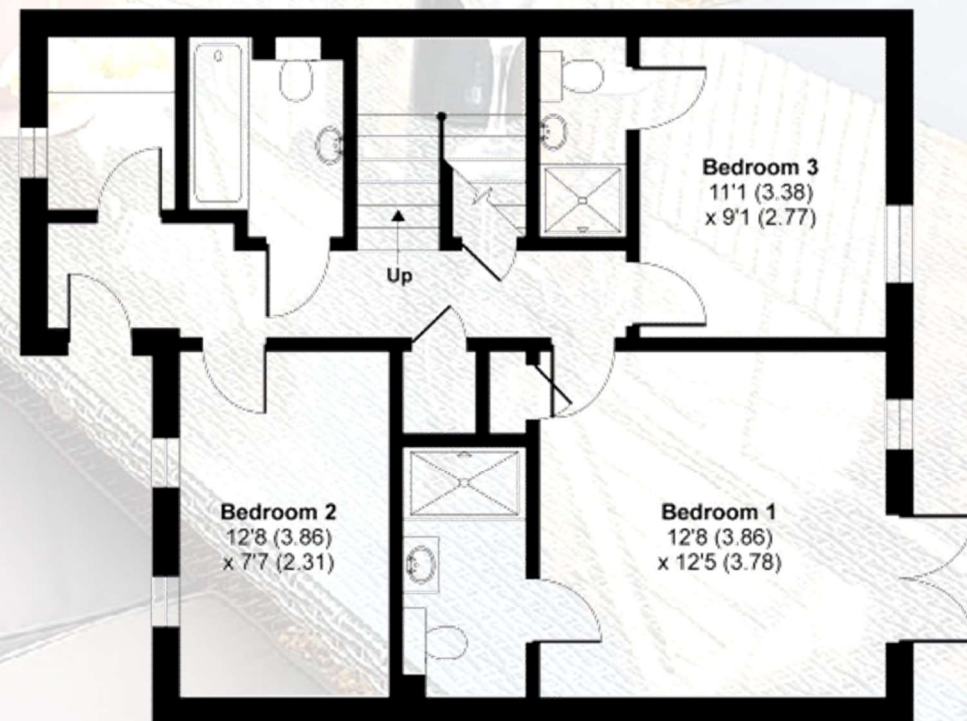


# North Street, Langham, Holt, NR25

APPROX. GROSS INTERNAL FLOOR AREA 1298 SQ FT 120.5 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





**SERVICES:** Mains water, electricity and drainage

**HEATING:** Air source heating

**COUNCIL TAX:** Band D

**AGENT'S NOTE:** 1-The property is situated in a conservation area. 2-There are covenants that restrict the use of this property. Please call the agents for further details. 3- Under the Estate Agents Act 1979 we are required to advise that the vendor is an associate of Bedfords.

**BROADBAND:** Ofcom indicate that Ultrafast broadband is available at the property

**MOBILE COVERAGE:** Ofcom state indoor mobile coverage is as follows; EE & Three have no voice or data. O2 has limited voice and no data. Vodafone has limited data and voice. Ofcom state that outdoor coverage is as follows; EE, O2 and Vodafone are likely to have voice and data available. Three has limited voice and data.



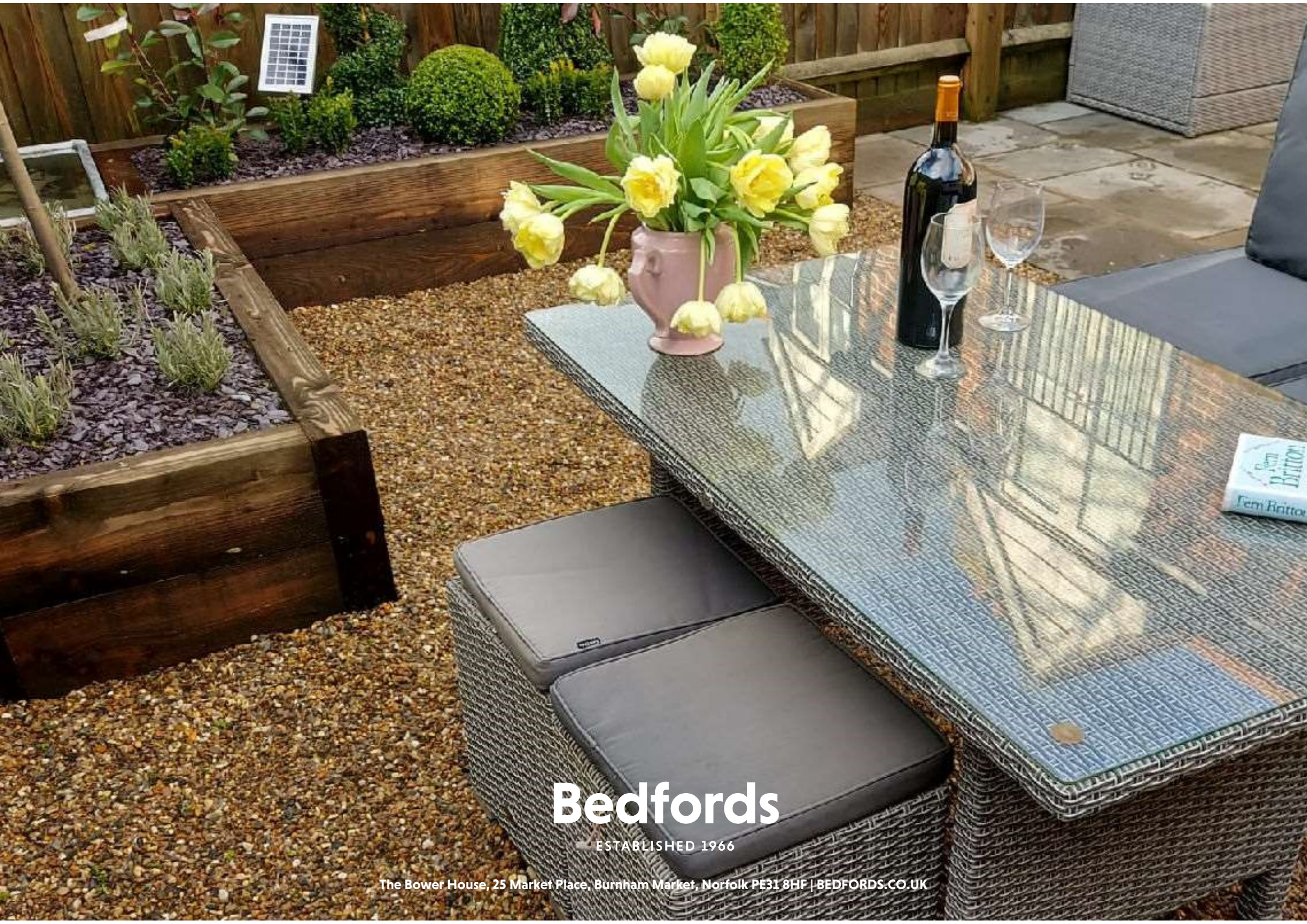


**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation if required.

**IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

**VIEWING:** Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at [www.bedfords.co.uk](http://www.bedfords.co.uk)





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