



1 Hollow Lane, Langham
£350,000

1 Hollow Lane

Langham, Holt

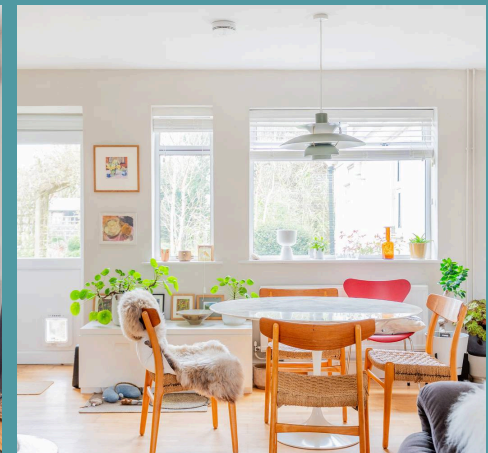
Balancing modern style with a cosy, cottage-like feel, this beautifully designed home is placed within a charming village setting. Light-filled and thoughtfully arranged, the open-plan living space features a log burner, recessed shelving and a seamless flow between the sitting, dining and kitchen areas. Two well-proportioned double bedrooms provide comfort, complemented by a bathroom on each floor. Outside, the landscaped east-facing garden offers a mix of greenery and carefully tended flower beds, creating a peaceful yet low-maintenance space. This property is subject to North Norfolk's 157 Rule, requiring buyers to have lived or worked in Norfolk for three years or be a key worker in the area.

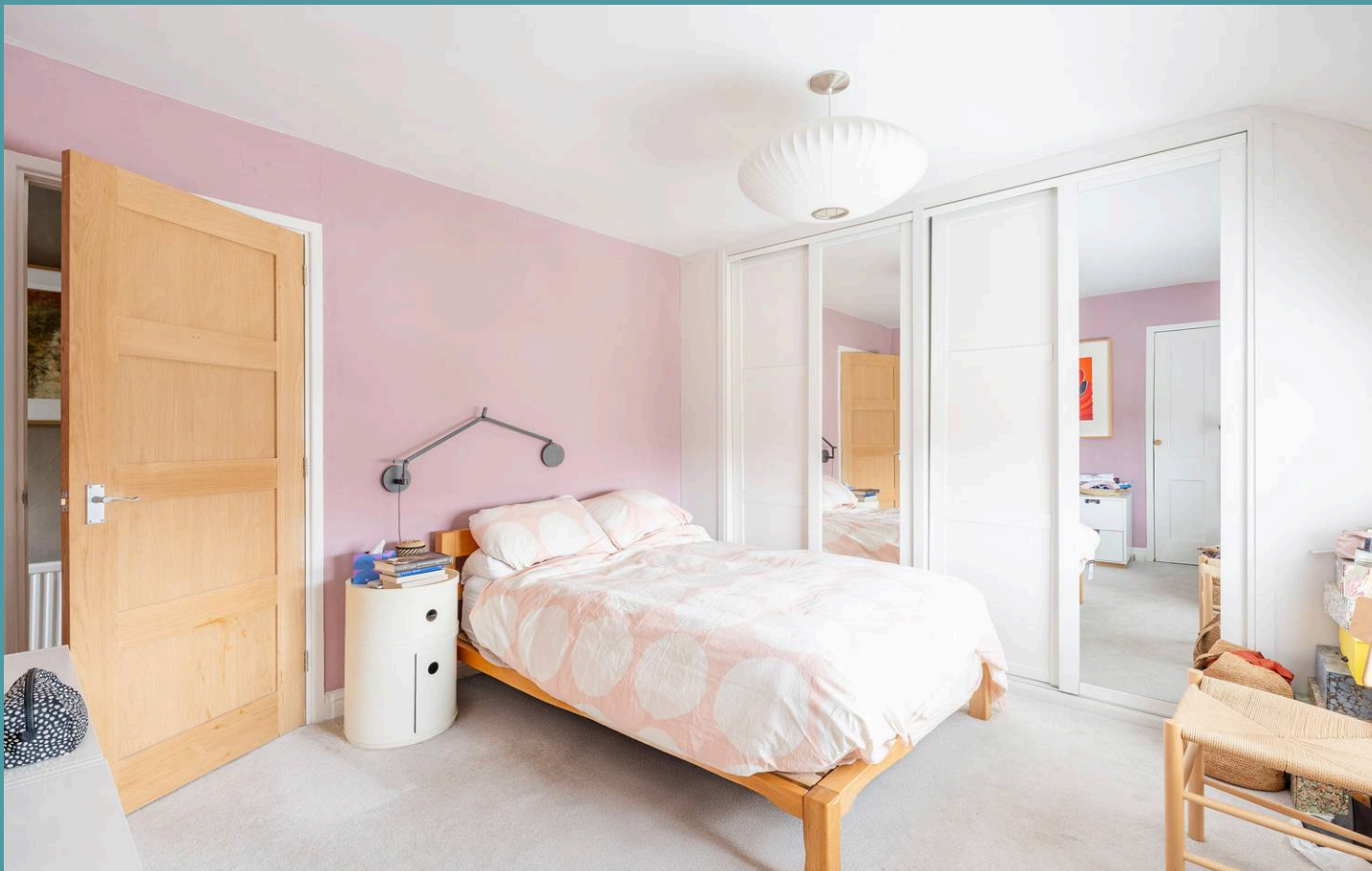
The Location

A short drive brings you to the breathtaking North Norfolk coast, where Blakeney and Morston offer stunning scenery, coastal walks, and opportunities for sailing and wildlife spotting. This property is also just 10 minutes from Holt, combining rural charm with modern convenience.

Everyday essentials are within easy reach, with a nearby Budgens for shopping and the charming Byfords Tearoom providing a perfect spot for a relaxed outing.

Families will benefit from excellent local schooling, including the prestigious Gresham's Private School, making this an ideal location for those seeking both countryside living and accessibility.





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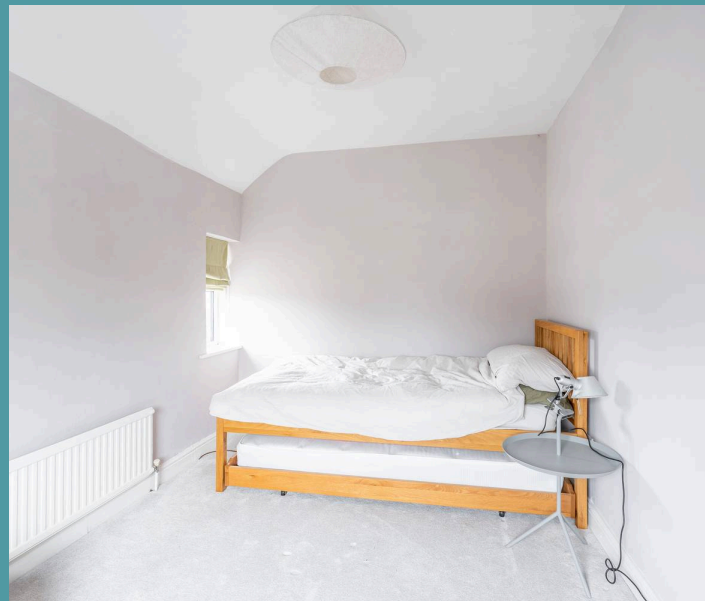
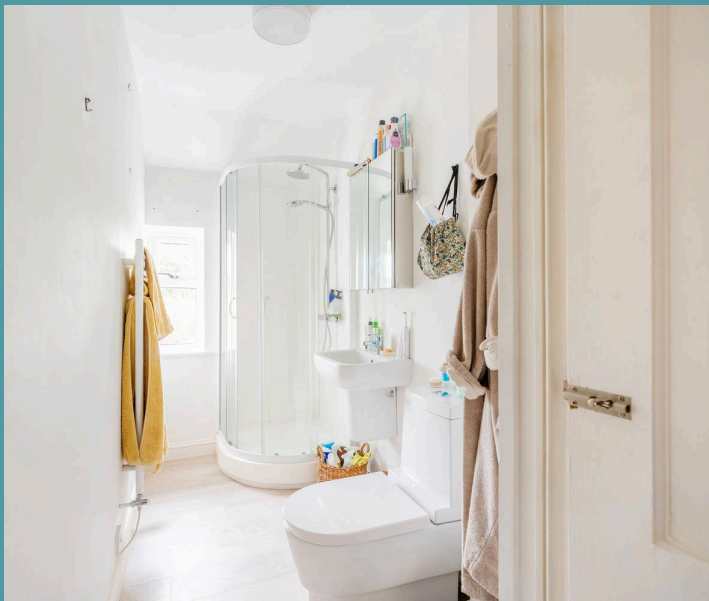
Hollow Lane

This beautifully presented two-bedroom home combines contemporary style and village charm. Bathed in natural light, the open-plan living area provides an inviting space to relax and entertain. A focal log burner adds warmth to the sitting room, framed by recessed shelving ideal for showcasing treasured books or decorative pieces. The dining area flows into the kitchen, complete with wooden surfaces and a small opening into a versatile utility space, perfect for additional storage or creative use.

Both bedrooms are generously sized doubles, designed for comfort and practicality. With a bathroom on each floor, convenience is at the heart of this home. The upper-level bathroom serves the bedrooms with ease, while the ground-floor shower room is a thoughtful addition for guests or busy mornings.

The modern interiors are enhanced by personalised artwork chosen by the current vendor, adding a unique touch to this already characterful home.

Step outside to the beautifully landscaped, east-facing garden, a tranquil yet low-maintenance space filled with greenery, well-kept flower beds, and mature bushes. Set within a picturesque village setting, this home offers the best of both worlds—modern, stylish living in a charming location.





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The large gravel driveway provides parking for two cars, while the attractive frontage enhances the home's overall appeal.

With its thoughtful layout, elegant finishes, and inviting atmosphere, this property is an ideal choice for those seeking a beautifully designed home with character and practicality in equal measure.

Agents Note

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Sold Freehold

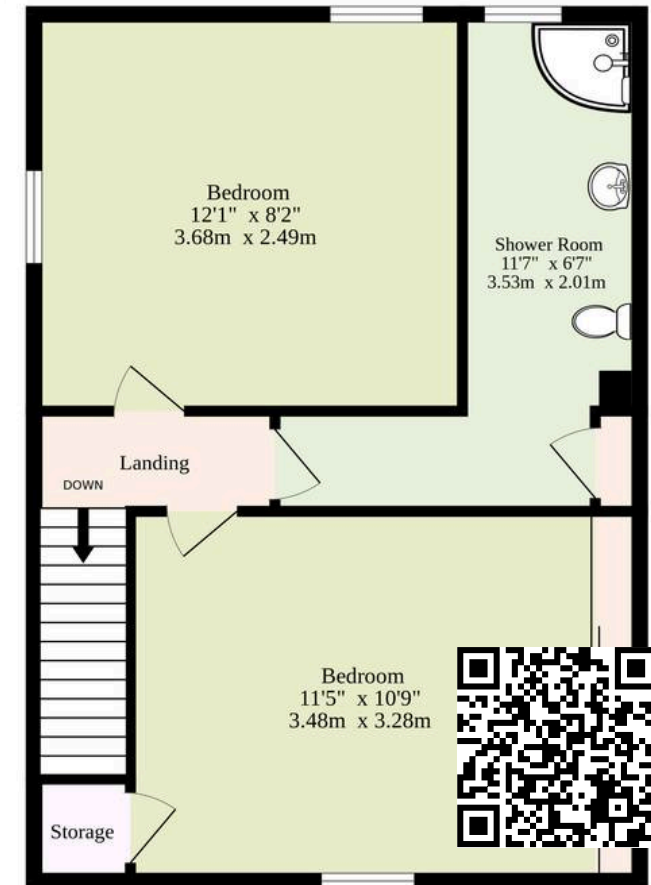
Connected to Oil Fired CH - alongside remaining mains services.



Ground Floor
581 sq.ft. (54.0 sq.m.) approx.



1st Floor
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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