



38 Langham Road, Blakeney

Holt



Minors & Brady

In Blakeney, a red-brick home sits comfortably within its surroundings, as if it has quietly grown there over time. Ivy climbs gently across the façade, softening its lines and hinting at a sense of calm seclusion. Inside, subtle textures and a wood-burning stove combine with modern touches, creating a home that is both practical and characterful. The layout flows naturally between kitchen, family, and dining areas, with light streaming through bi-fold doors and a central lantern. Upstairs, two adaptable rooms offer flexibility for sleeping, working, or relaxing, alongside a bathroom that balances simplicity with refinement. Outside, the garden unfolds in layers, from terraces to hidden corners, providing both privacy and a quiet sense of exploration. Coastal influences are felt lightly, grounding the home in its Norfolk setting without dominating it. Ownership is limited to those who have lived or worked in North Norfolk for at least three years, adding an unusual note of exclusivity to this understated home.

- Section 157 property – offering the chance to acquire a home in a highly desirable location while meeting local eligibility criteria
- Secret garden sanctuary with terraced steps, circular focal points, and mature planting for quiet reflection or entertaining
- Contemporary kitchen and family hub with handleless cabinetry, central island, bi-fold doors, and a skylit ceiling
- Red-brick façade softened by climbing greenery, giving the home a quietly timeless presence
- Four-piece bathroom featuring freestanding bath, corner shower, and elegant finishes
- Upstairs rooms of versatile proportions, ideal for sleeping, working, or creative pursuits
- Dining area with statement pendant light fitting, perfect for intimate suppers or lingering evenings
- Entrance hall with graceful flow, setting the tone for the home's character and style

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The Location

Blakeney is a picture-perfect coastal village on the North Norfolk coast, nestled within the Norfolk Coast Area of Outstanding Natural Beauty. Once a bustling medieval port, Blakeney is now a serene retreat, filled with winding lanes, flint cottages, and a lively quay that perfectly captures the spirit of the North Norfolk coast.

Blakeney's harbour, ever-changing with the tides, opens out to the dramatic Blakeney Point, home to the largest seal colony in England, where over a thousand grey seals and their pups gather along the shoreline each winter. Boat trips from the quay offer a close-up view of this breathtaking natural spectacle, surrounded by the wild beauty of sea, sky, and sand dunes.

The village itself offers a warm welcome and a touch of sophistication. The award-winning Blakeney Hotel features a renowned restaurant with panoramic views across the estuary, while nearby The Wiveton Bell provides a characterful pub experience that celebrates locally sourced, artisanal ingredients. For something sweet or a perfect morning coffee, Two Magpies Bakery on the High Street is a firm favourite, serving exceptional pastries, bread, and seasonal treats fresh from the oven.

At the heart of the community stands the Blakeney Village Hall, a vibrant local hub that hosts events, markets, performances and gatherings throughout the year, reflecting the strong spirit and warmth of village life.

Just inland, Holt adds another layer of charm, with its boutique shops and welcoming cafés lining handsome Georgian streets. It's the ideal spot for a leisurely afternoon of exploring before returning to the calm of the coast.

Whether you're watching the sunset over the marshes, enjoying a meal overlooking the estuary, or wandering through Holt's historic market town, Blakeney and its surroundings offer a perfect blend of natural beauty, fine food, and genuine Norfolk hospitality.



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Blakeney, Holt

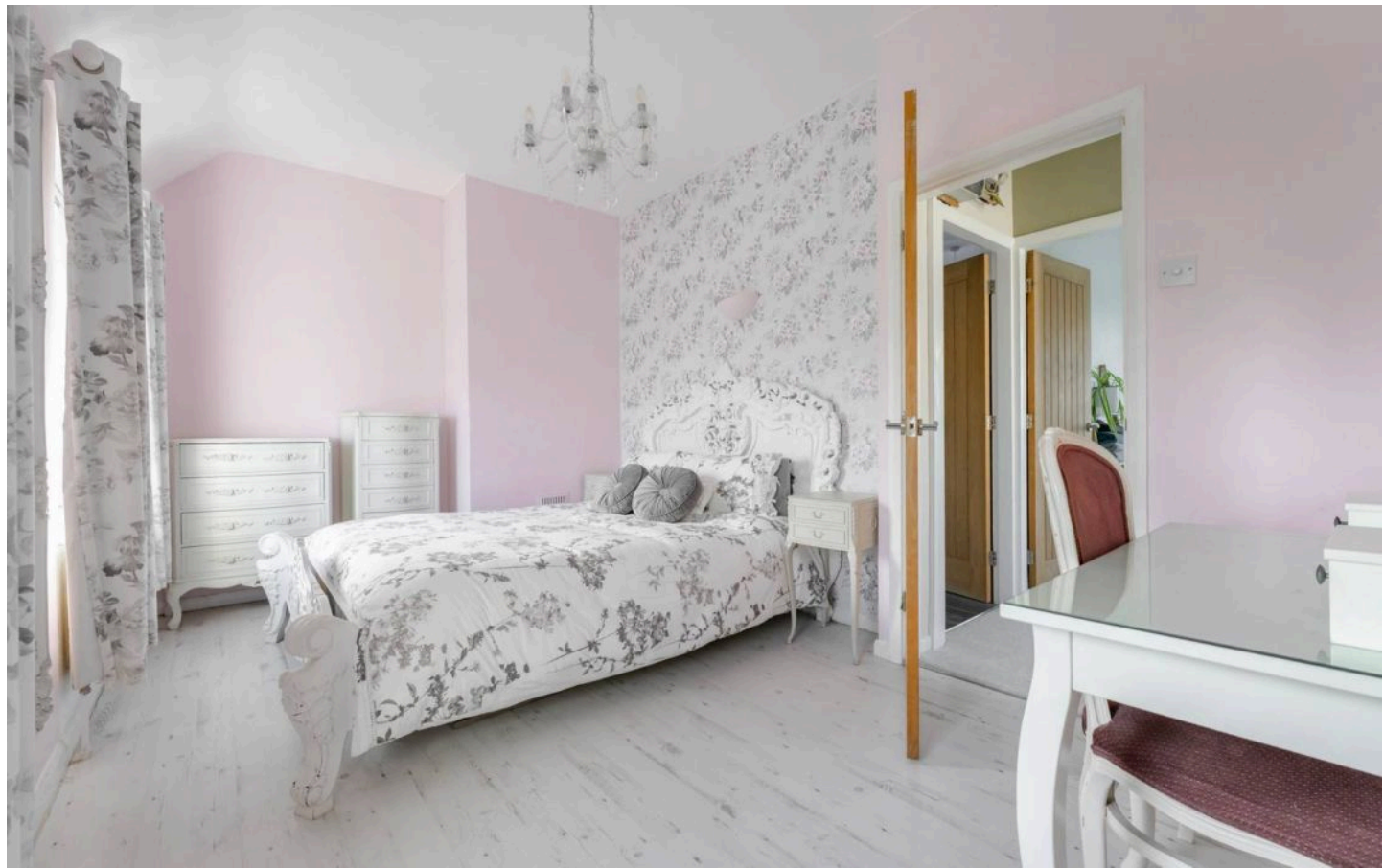
Langham Road, Blakeney

There's a certain kind of home that seems to belong entirely to its setting, one that feels as though it has always been there, quietly watching the seasons unfold. This two-bedroom home in Blakeney is just that sort of place, grounded, graceful and touched with the gentle character of the coast without ever leaning too far into it. Set before the green, its handsome red-brick exterior is softened by climbing greenery that winds its way across the façade, almost forming a natural canopy above the front door.

A gated gravel driveway offers both privacy and presence, while stone steps lead invitingly up to the entrance, where the charm begins.

Step inside and you're greeted by a characterful entrance hall, where stairs lead gracefully to the upper floor, and to the left, the sitting room awaits on the ground floor. This inviting space features olive-green walls and textured panelling, creating a refined atmosphere. At its heart, a wood-burning stove rests beneath a wooden mantle, the flicker of firelight casting a warm glow across the room.

A front-facing window fills the space with natural light, while wooden doors with chrome fixtures provide access to the adjoining rooms, combining practicality with timeless style.



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Blakeney, Holt

From here, the flow continues into a dedicated dining area, a space designed for both everyday living and intimate entertaining. A statement light fixture hangs above the dining table, setting the tone for atmospheric evenings and shared meals. The room's richer, darker palette contrasts beautifully with the adjoining areas, evoking depth. Tucked discreetly away, you'll find a cloakroom and utility room, complete with mosaic flooring, practical accents and space for appliances. A side porch offers the perfect stop-off for coats and muddy boots after a stroll along Blakeney's picturesque coastal paths.

From the dining space, a wide opening reveals the home's true heart, the kitchen and family area. This stunning, contemporary space is defined by sleek, handleless dark cabinetry, complemented by a central island ideal for casual dining. Large bi-fold doors draw the outdoors in, while an impressive ceiling lantern floods the space with natural light. It's a room made for gathering, where friends can chat over a glass of wine as dinner simmers, before moving through to the more formal dining area to enjoy the meal itself.



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Blakeney, Holt

Upstairs, the home continues to impress with two generously sized bedrooms, each offering flexibility for use as a bedroom, guest room, or creative workspace. The four-piece family bathroom exudes luxury, with a freestanding bath, corner shower and tasteful finishes that feel both timeless and indulgent.

Outside, the rear garden is a true private haven, a secluded oasis of greenery that feels worlds away from the bustle beyond. Steps lead down to a terraced area, surrounded by planting that frames the space beautifully.

A circular focal point acts as a gateway to the lawned garden, where mature foliage and bursts of colour create a sense of discovery and calm. It's a garden to explore, to entertain, and to escape within, a hidden gem that perfectly complements this remarkable Blakeney home.

Agents Note

This property is an ex-local authority home and is subject to a North Norfolk restriction. To be eligible to purchase, buyers must have either lived or worked within the North Norfolk district for a minimum of three years. This ensures that the property remains available to those with a genuine local connection, reflecting the area's commitment to supporting the local community.

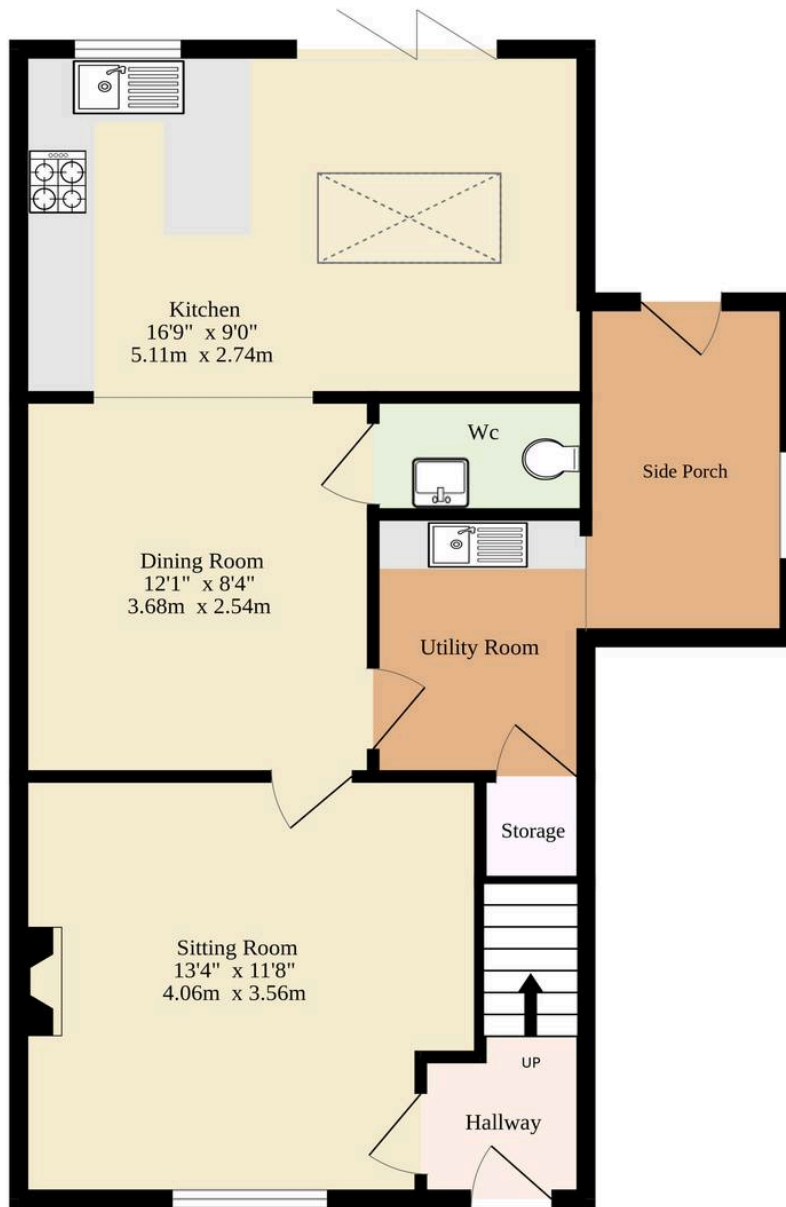
Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage

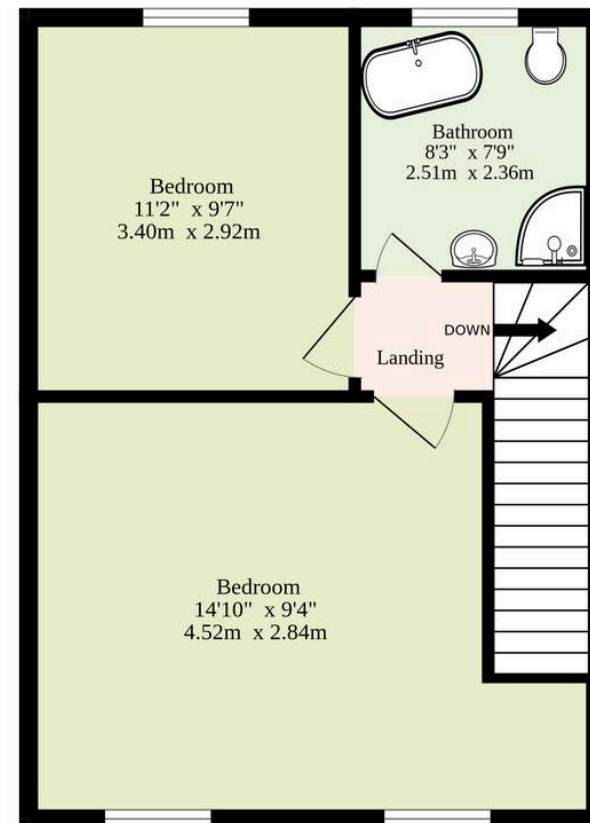


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Ground Floor
494 sq.ft. (45.9 sq.m.) approx.



1st Floor
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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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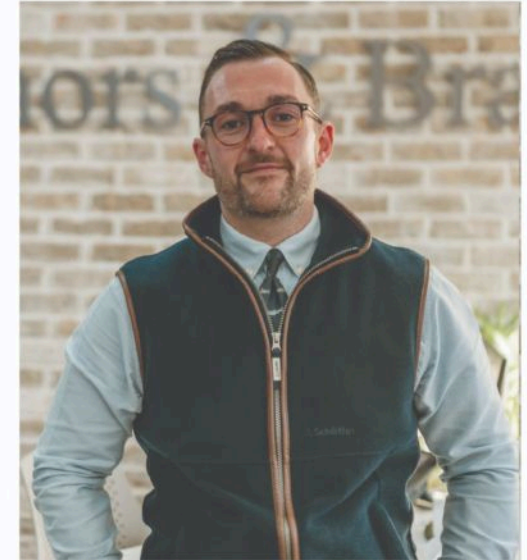
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