



STARLIGHT COTTAGE, 15 THE LANGHAM

NORTH STREET, LANGHAM, HOLT, NORFOLK, NR25 7DH

EPC: C

JACKSON-STOPS 



STARLIGHT COTTAGE 15 THE LANGHAM NORTH STREET, LANGHAM, HOLT, NORFOLK, NR25 7DH

TOTAL APPROX. INTERNAL FLOOR AREA 1298 SQ FT.

STARLIGHT COTTAGE IS A WELL PRESENTED 3-BEDROOM END OF TERRACE HOUSE. BUILT BY AVADA HOMES IN 2015, THIS CHARACTERFUL HOUSE HAS A WONDERFUL LIGHT FILLED UPSTAIRS LIVING ROOM AND KITCHEN AND PRIVATE COURTYARD GARDEN. LOCATED IN THE POPULAR VILLAGE OF LANGHAM THIS DEVELOPMENT WAS BUILT ON THE OLD LANGHAM GLASS SITE, WHICH IS NOW ALSO HOME TO THE AWARD WINNING HARPER HOTEL. A SHORT DRIVE TO MORSTON AND BLAKENEY OFFERS ACCESS TO THE NORTH NORFOLK COASTAL PATH AND BLAKENEY HARBOUR



GROUND FLOOR

- Main Bedroom – large double with ensuite shower room and doors to garden
- Bedroom 2 large double with ensuite shower room
- Bedroom 3 small double room currently configured as a dressing room
- Bathroom
- Laundry room

FIRST FLOOR

- Open plan sitting room and kitchen

OTHER

- 2 allocated parking spaces
- Communal bin store

OUTSIDE

- Courtyard garden with additional side access
- Shed

DRIVING DISTANCES (approx.)

- Blakeney 2 miles
- Holt 5.5 miles
- Wells next the Sea 6.5 miles
- Norwich 27 miles

ADDITIONAL FEATURES

Utilities

- Water supply: Mains
- Electricity: Mains
- Gas: No
- Oil: No
- LPG: no
- Heating: Air source & underfloor heating
- Drainage: Mains
- Broadband connection: FTTC
- Parking: Off road
- EV charge point: No

Rights and Restrictions

- Private rights of way: No
- Public rights of way: No
- Listed Property: No
- Restrictions: No
- Easements: Yes
- Conservation area: Yes

Risks

- Flooded in last 5 years: No
- Flood defences: No
- Source of flood: N/A

SITUATION

Langham is a charming and highly sought-after village offering an idyllic blend of rural tranquillity and coastal living. Situated just a short drive from the renowned North Norfolk coastline, the village enjoys easy access to the picturesque harbour towns and beaches of Blakeney, Morston and Wells-next-the-Sea, making it perfectly placed for those who enjoy sailing, walking, birdwatching and the great outdoors.





The village benefits from local amenities including The Harper, a stylish boutique hotel and spa that has become one of North Norfolk's most popular destinations for dining and relaxation, alongside the welcoming Bluebell Pub, a traditional village inn.

One of Langham's greatest attractions is its proximity to the stunning North Norfolk Coast Area of Outstanding Natural Beauty, with its vast sandy beaches, salt marshes and coastal paths. Residents and visitors alike can enjoy boat trips from nearby Blakeney and Morston to see the famous grey seal colonies, alongside paddleboarding, sailing, cycling and exceptional coastal walks. The nearby Georgian town of Holt also provides an excellent range of independent shops, cafés and restaurants.

DESCRIPTION

Starlight Cottage has been thoughtfully designed to maximise both light and space throughout. Upon entering the property, a tiled entrance hall leads to the three ground-floor bedrooms.

The principal bedroom is positioned at the rear of the property and enjoys French doors opening directly onto the courtyard garden. A spacious south-facing room, it provides a peaceful and relaxing retreat and benefits from an en suite shower room fitted with Duravit sanitaryware. The second bedroom, also a generous double with a southerly aspect, it similarly benefits from its own en suite shower room.

The third bedroom is situated at the front of the property and is currently arranged as a dressing room, although it could equally serve as a small double bedroom, bunk room or study. Opposite is a well-appointed family bathroom with shower over bath. Also on this level is a useful laundry room with space for both a washing machine and tumble dryer, together with shelving above a practical work surface.

Stairs rise from the hallway to a superb first-floor open-plan living space with vaulted ceiling, creating a wonderful sense of volume and light.



The sitting area features built-in bookcases and cupboards, wooden floorboards, and large glazed doors opening onto a Juliet balcony overlooking the garden.

The kitchen is fitted with painted shaker-style cabinetry and marble worktops, with integrated appliances including a Rangemaster cooker with extractor hood, full-sized dishwasher, and fridge freezer.

The property further benefits from air source heating and underfloor heating throughout.

OUTSIDE

To the front of the property are two allocated parking spaces. At the rear, a charming courtyard garden is enclosed by a traditional flint wall and enhanced by a well-established mature tree and raised planting beds. Thoughtfully designed for low-maintenance living, the garden features a terrace ideal for outdoor entertaining, alongside attractive gravelled areas.

The garden can be accessed via a side gate as well as directly from the principal bedroom.

LOCAL AUTHORITY

North Norfolk Council tax band D

TENURE

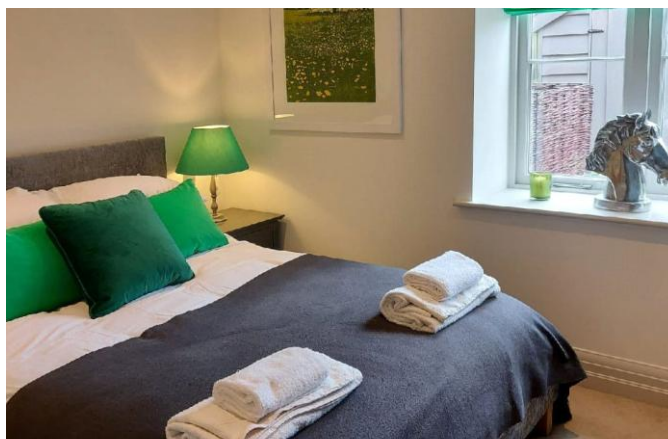
 Freehold

DIRECTIONS

What3 words - ///blanked.fairy.inflating

DATE DETAILS PRODUCED

May 2026



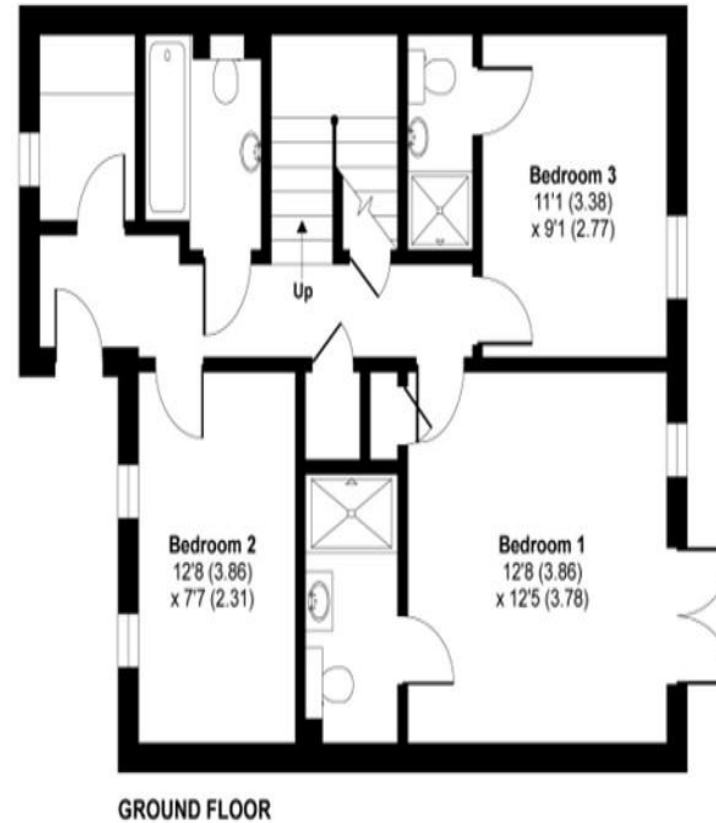


IMPORTANT NOTICE

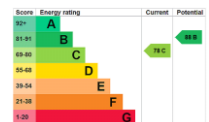
1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.
7. Note to potential purchasers who intend to view the property; we would politely ask you discuss with our staff if there is any point of particular importance to you, before you make arrangements to visit or plan a viewing appointment.
8. Viewings are strictly by prior appointment.

North Street, Langham, Holt, NR25

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



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



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