

## 17 The Langham

17 The Langham is a superb, high quality, newly built house in the pretty North Norfolk village of Langham and sits among a tasteful collection of cottages and barn conversions on the old 'Langham Glass' site just about a mile from the coast at Morston and Blakeney. With three bedrooms, three bathrooms a large open plan living space and a pleasant courtyard garden this property is ideal for family getaways or couples who want more space than a traditional one bedroom cottage can offer!

One enters the property in to a long hallway and are immediately aware of the high quality of this property in the flagstone floors and hardwood doors and frames. Off this hallway are the three bedrooms, the family bathroom and utility room.

The master bedroom has a super-king zip & link bed that can be split in to twins on request (please give at least 2 weeks notice). This bedroom has a beautiful en-suite shower room and French doors that open out on to the courtyard garden with its Weber BBQ and Kettler garden furniture. The second bedroom is slightly smaller with a king-size double, en-suite shower room and window looking out over the garden. The owner have set the third bedroom up as a bunk bedroom with children in mind however the bunks are full size and very comfy so fine for use by adults as well.

The family bathroom, like the two en-suites, is beautifully finished with a good sized tub with central tap and rain shower above. The small utility room house the washing machine and drier and is an ideal space for storing coats and boots being directly opposite the front door.

Upstairs is the magnificent open plan living space. The high quality kitchen is a cook's dream, at the centre of which is the Rangemaster cooker with 5 induction plates, a dedicated grill oven, and two further ovens. There is plenty of storage space and an integrated dishwasher underneath the granite worktops and a large American style fridge freezer with ice dispenser. The generous island unit provides yet more storage and has breakfast bar built in to one side.

The hard-wood extending dining table comfortably seats 6 in its smallest guise and sits in front of double doors that open on to a Juliet balcony overlooking the garden. The living area has two huge, comfy sofas arranged around the good sized LED Smart TV.

Off this open plan living space is a small room with a writing desk and day bed. This room can be used as a quiet space to work or just sit and relax with a glass of wine and a good book. Alternatively, for a small extra charge, the day bed can be made up as an extra bed bringing the occupancy rate of the house up to 7 (please give at least 2 weeks notice should you require this).

The fantastic '17 The Langham' offers guests high quality, practical accommodation within close enough proximity of the Norfolk coast to reach by short bicycle ride or morning walk and yet is just far enough away to not be affected by the hustle and bustle in peak times.

# THE BLAKENEY COTTAGE COMPANY

## Accommodation

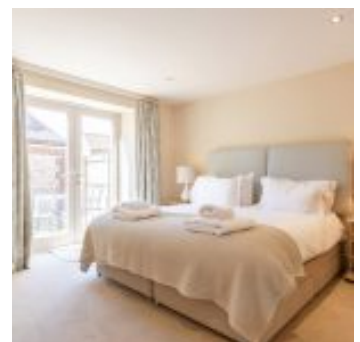
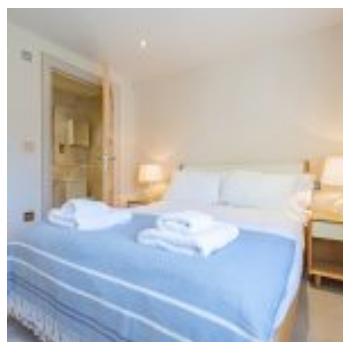
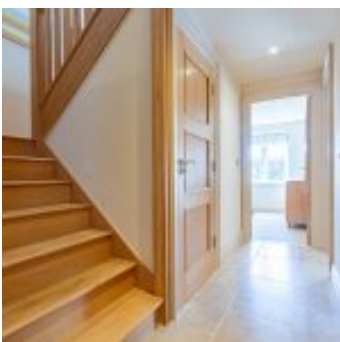
- Total Bedrooms x3
- Sleeps x6
- Bunk beds x1
- Kingsize beds x1
- Zip and link beds x1
- Reception rooms x1
- Ground floor bathrooms x3
- Total Bathrooms x3
- Ensuites x2
- Ground floor bedrooms x3

## Equipment

- Washing machine
- Tumble dryer
- Iron & board
- Airing rack
- Large fridge freezer
- Microwave
- Dishwasher
- Free Wi-Fi
- Freeview/Freesat
- BluRay player
- Bluetooth speaker(s)
- Telephone

## Property

- Garden furniture
- BBQ
- Heating - Electricity
- Parking x2 - Private
- Courtyard
- Garden
- Children allowed



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