

## Tawny Cottage

Ideal for couples or small families.

Tawny Cottage is a delightful brick and flint cottage situated in the little village of Langham just one mile from the stunning North Norfolk Coast at Blakeney and Morston. Like so many of our Norfolk holiday cottages it has recently been tastefully renovated and extended to a particularly high standard and now offers wonderful spacious accommodation for couples or small families. It also benefits from a superb, large, private cottage garden and there is plenty of free on street parking available in front of the cottage.

The accommodation comprises of a wonderful open-plan kitchen/dining room which is opened up to the eaves and gets lots of natural light from the lovely French doors that open on to the patio, perfect for BBQs and alfresco dining on light summers evenings. The kitchen is well equipped and has a gorgeous vintage AGA that has been modernised and converted to run electrically. In the pantry just off the kitchen is a fridge with ice-box, a microwave oven and a washing machine. Adjacent to the kitchen is the pretty dining area, again open up in to the rafters with a skylight letting in the natural light. The whole of this area has underfloor heating making it cosy and warm all year round.

A real cosy cottage feeling.

The sitting room is a really good size and has lovely comfortable soft furnishings clustered around the superb wood burning stove. There is an LCD TV with FreeSat and a DVD player all housed in a custom made bookshelf along with a collection of good books and board games just perfect for cosy evenings in! Also on the ground floor is the fantastic shower room with its luxurious drencher shower and plenty of hot water.

From the sitting room, a latched door opens on to a steep, painted 'Norfolk winder' staircase leading to a large landing area off which are the two bedrooms and a separate W.C. The stylish double bedroom is a really good size and as with so many of the rooms the original beams have been left exposed which adds wonderfully to the cottages character. The small twin room is light, has a seaside theme and a window that looks out over the fantastic garden. In order to keep this room uncluttered the chest of drawers on the landing provides its main storage along with the bed side table in the room itself.

Fantastic, large, enclosed gardens.

The garden at Tawny Cottage is a real selling point; split in to a patio area just off the house and a good sized lawned area, it offers a great space to sit and relax, have BBQs, sunbathe or just as a space for the children to let off steam in! If you are lucky you might see or hear the pretty Tawny Owl that often frequents the bottom of the garden in the evening and gave the cottage its name.

The owners of the cottage are happy for guests to bring one well behaved dog to take advantage of the marvellous walking country surrounding the cottage.

Langham is situated just a mile inland from the coast so offers relative quietness in comparison to the coastal villages during the busy summer months whilst being within a short walk, cycle or drive away. The lanes around the village are ideal for cycling and there are a good choice of walks in the immediate vicinity. The renowned Georgian market town of Holt is also just a few miles away offering a wide range of useful shops, a supermarket, galleries, antique shops and places to eat.

\*Free WIFI

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## Accommodation

- Total Bedrooms x2
- Sleeps x4
- Twin beds x1
- Double beds x1
- Reception rooms x2
- Ground floor bathrooms x1
- Total Bathrooms x1

## Equipment

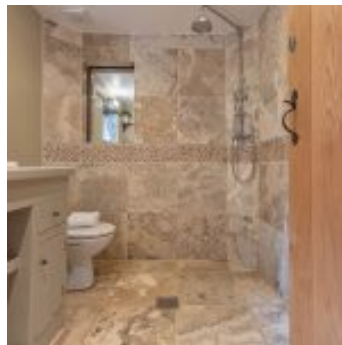
- Washing machine
- Washer dryer
- Iron & board
- Airing rack
- Fridge
- Microwave
- Dishwasher
- Free Wi-Fi
- Bluetooth speaker(s)
- Telephone
- Fridge with ice box

## Property

- Garden furniture
- BBQ
- Fire - Woodburner
- Heating - Electricity
- Parking x1 - On Street
- Garden
- Children allowed
- Dogs allowed x2 (£20)



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