



LANGLEY  
£750,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS







## LANGLEY, NORFOLK NR14 6LR

- Stunning rural property with far reaching views and no near neighbours
- Impressive riverside location with extensive private moorings and approximately 1½ miles of riverbank
- 3.5 acre meadow, total plot extending to approximately 15 acres
- Variety of outbuildings including stables, double cart lodge and a detached studio
- Charming period property with a wealth of original style features
- 4 bedrooms, 2 reception rooms and a study
- A unique riverside residence with no onward chain

A truly unique riverside property set in a wonderfully private rural location surrounded by unspoilt marshland with land totalling approximately 15 acres, with a variety of outbuildings, extensive private moorings, stunning and far reaching views and no near neighbours.

Privacy, peace and quiet are high on the list of features on offer, along with direct river access encouraging everything from fishing to sailing, paddle boarding to bird watching, along with the land and the outbuildings to accommodate the keeping of animals including stabling for horses.

The property itself is believed to date back to the early 1800s and is full of charm and character with a wealth of original style features. The warm and inviting accommodation consists of an entrance hall, sitting room with woodburner, study, dining room with oil fired range, kitchen, utility room and cloakroom. On the first floor you will find four bedrooms and a bathroom with impressive far reaching views out of every window.

Included within the grounds there is approximately 1½ miles of river frontage with around 150ft of formal quay headed moorings directly in front of the house.

Adjacent to the property is a 3.5 acre meadow, currently home to sheep and goats.

The property is accessed via a long private roadway that cuts through acres of unspoilt marshland leading down to the water's edge. No neighbouring properties as far as the eye can see and an abundance of bird life and wildlife at every turn including marsh harriers, buzzards and barn owls, as well as muntjac deer and Chinese water deer.

Whilst offering the ultimate rural/riverside lifestyle, the property is only 30 minutes' drive to both Norwich and Beccles, and the well served and picturesque market town of Loddon is only 4 miles away. Langley itself is the home of a highly rated private school.



## ACCOMMODATION

### Entrance Hall

**Sitting Room: 14'2" x 13'0"**

Dual aspect with window to front and French doors to side. Brick and pamment tiled floor, woodburner, radiator, built in storage.

**Study: 9'0" x 7'7"**

Latch door, window to rear, brick and pamment tiled floor, radiator.

**Dining Room: 14'2" x 11'8"**

Dual aspect with windows looking out over the river, pamment tiled floor, oil fired range, fully refurbished in 2021, latch doors, staircase to first floor.

**Utility Room: 9'0" x 8'10"**

Exposed brick tiled floor, window to stable door to rear. Butler sink with cupboards under plumbing for washing machine, cupboard housing the water tank, built in pantry. Downlighters, radiator.

### Cloakroom

Exposed brick floor, low level w/c, hand basin, window to side, radiator.

**Kitchen: 10'0" x 9'0"**

In frame style kitchen with wooden worktops . Built in oven and hob, extractor, plumbing for dishwasher, down lighters, double bowl Belfast sink, tiled splashbacks, window to rear.







## FIRST FLOOR

### Landing

Loft access, built in airing cupboard.

### Master Bedroom: 15'1" x 12'2"

Dual aspect with far reaching views out over the River Yare and the countryside beyond. Radiator, built in airing cupboard. Latch door.

### Bedroom 2: 15'3" x 9'10"

Dual aspect with impressive open views. Radiator, latch door.

### Bedroom 3: 10'8" x 9'2"

Window to rear with open views. Exposed wooden floor, latch door, radiator, latch door. Sloping ceiling.

### Bedroom 4: 12'4" x 9'2"

Window to rear with far reaching views, radiator, latch door.

### Bathroom

Low level w/c, wash basin, panelled bath. Wooden floor, window to rear.



## OUTSIDE

Set directly in the water's edge with approximately 1½ miles of river frontage incorporating in the region of 150ft of formal quay headed moorings.

The property offers extensive parking for multiple vehicles with a detached double bay cart lodge with store room.

The extensive range of outbuildings includes three stables, feed store, shelter, large hay store, workshop and tractor shed. The adjacent meadow, extending to approximately 3.5 acres is currently home to a number of sheep and goats.

To the rear of the property is a cottage garden with potting shed, greenhouse and a detached studio/home office with adjacent store room. There is also an impressive variety of fruit trees.

## ADDITIONAL INFORMATION

Services: Mains electricity, oil fired central heating, bore hole water, private drainage.

Access: Via a private roadway approximately 1½ miles long.

The Wherrymans Way scenic walk runs through the plot.

Cantley sugar factory is located on the other side of the River Yare. The sugar production season is between October and February.

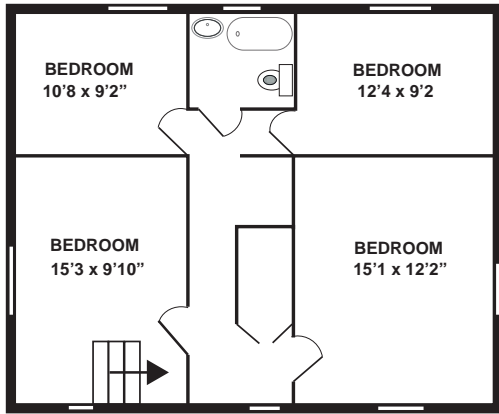
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

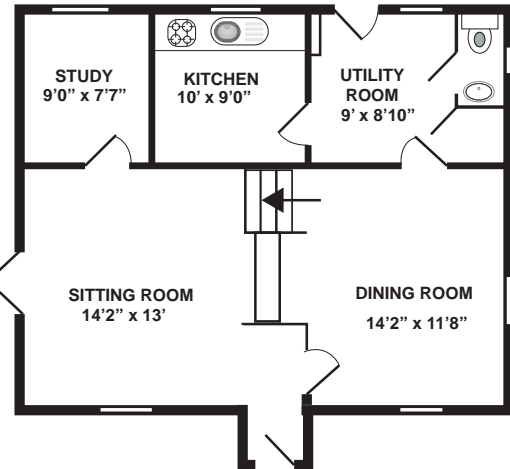
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





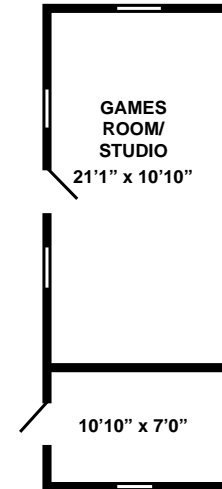
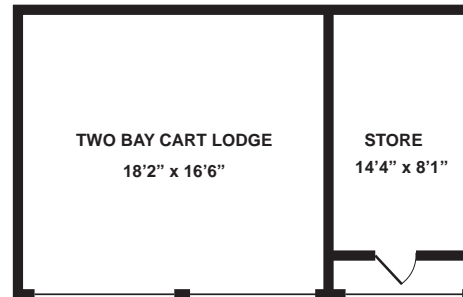
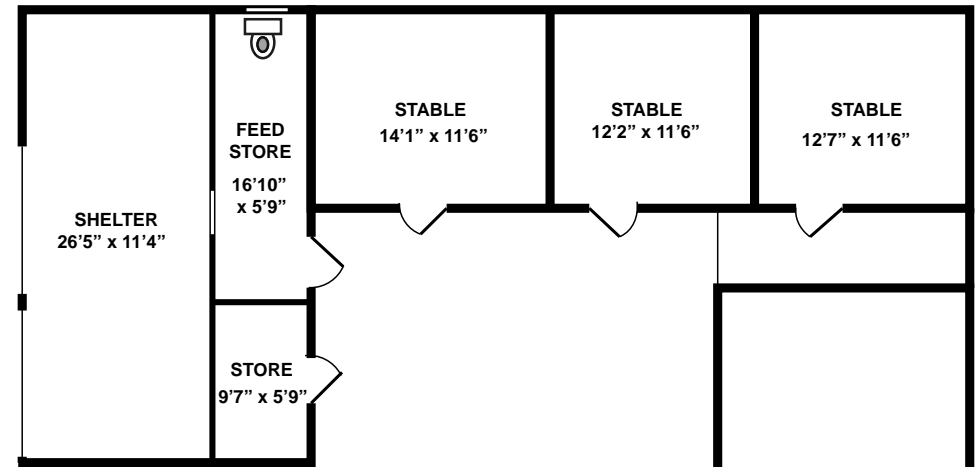


FIRST FLOOR

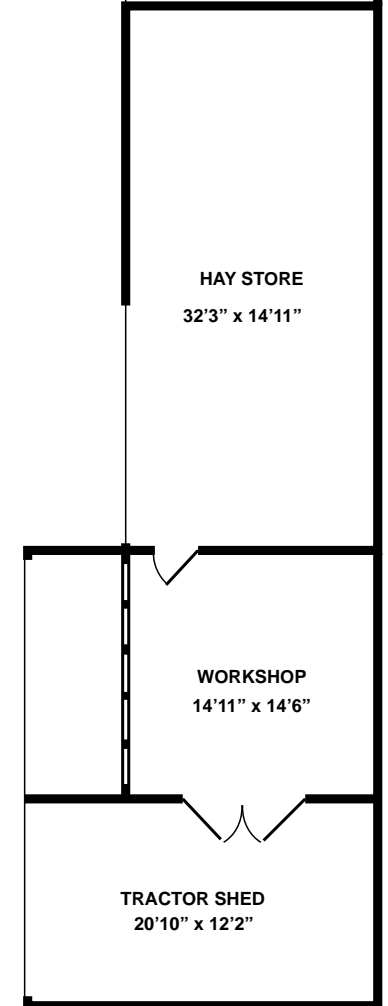


GROUND FLOOR

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY



OUTBUILDINGS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

H.M. LAND REGISTRY

NK194843  
NK243629

ORDNANCE SURVEY  
PLAN REFERENCE

TG 3802 TG 3803

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COUNTY NORFOLK

DISTRICT SOUTH NORFOLK

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