



THE STORY OF  
**Rectory Farm**

*Langnere, Norfolk*

**SOWERBYS**





THE STORY OF

# Rectory Farm

Rectory Lane, Langmere, Norfolk  
IP21 4PS

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Enchanting Grade II Listed Home

Impeccably Presented Throughout

Superb Plot of Approximately 0.5 Acres (STS)

Glorious and Thriving Gardens

Three/Four Bedrooms

Ground Floor Bedroom Options

Wealth of Original Character Features

Detached Garage and Large Driveway

Easy Reach of Amenities and Transport Links

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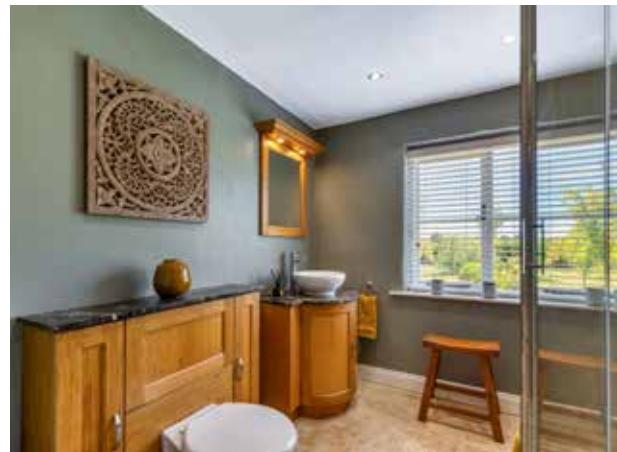
Standing proud in a glorious plot of approximately half an acre (STS), this fine period home boasts every bit as much character and history as one might hope for from a 17th Century property. The enchanting grounds have been lovingly tended by the current vendors and now offer a thriving oasis of colour and life, amongst which the impeccably presented property provides the most idyllic and enviable way of life.

Upon entering, one is quickly greeted by the well preserved history of the home, with the kitchen/ breakfast room offering an immediate homely embrace. Original flooring and exposed timbers adorn this room and make for a wonderful space to start the day. The sitting room offers a pleasant balance to the open-plan nature of the kitchen, of course with a stunning exposed brick fireplace at its heart.

In addition to the traditional receptions to the front, Rectory Farm reveals a selection of brilliantly versatile rooms to the rear providing invaluable versatility – a study, dining room/ garden room and ground floor bedroom sit alongside the shower room and utility room to make for a deceptively flexible home amongst such timeless character.

Rising to the first floor, the two spacious bedrooms include the striking principal bedroom, complete with a dramatic vaulted ceiling, exposed timbers and a wealth of built in cabinetry. The guest bedroom to the first floor is another double room and both are well-served by the central family bathroom.









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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As with any timeless home, the property itself is only half the story. The grounds of Rectory Farm are among the finest of any property of this nature, boasting the very best of inspired landscaping, masterful planting and a deep synergy with the surrounding environment.

Expanding to approximately half an acre (STS), the gardens have been lovingly curated to offer an abundance of features, sure to please all the family and provide all ages with a sanctuary to enjoy. Sheltered corners offer picturesque hideaways to grab a quiet moment whilst a manicured lawn pulls together all the terraces, interspersed with many a thriving flower bed. A summer house at the heart of the plot is a wonderful anchor to the grounds and a flourishing kitchen garden beyond this is a happy area to while away the hours enjoying the far reaching vistas of rolling countryside.









# Langmere

TIMELESS COUNTRYSIDE CHARM  
MEETS EFFORTLESS CONNECTION

Langmere is a tranquil hamlet nestled within the picturesque countryside of South Norfolk, just a stone's throw from the historic market town of Diss. This charming enclave offers a harmonious blend of rural serenity and accessibility, making it a sought-after location for those seeking a peaceful retreat without compromising on convenience.

The area is characterised by its rolling fields, mature hedgerows, and traditional Norfolk flint cottages, creating a quintessentially English rural landscape. The nearby Mere, a large natural lake, adds to the area's appeal, providing opportunities for leisurely walks and birdwatching.

Langmere's proximity to Diss ensures that residents have easy access to a range of amenities, including independent shops, cafes, and a mainline railway station with direct services to London Liverpool Street. The surrounding countryside offers a wealth of outdoor activities, from cycling along quiet country lanes to exploring the nearby Thetford Forest.

In essence, Langmere presents an idyllic setting for those looking to embrace a slower pace of life amidst the beauty of Norfolk's countryside, while remaining well-connected to the wider region.



*Note from Sowerbys*



“...inspired landscaping, masterful planting, and a deep synergy with the surrounding environment.”



## SERVICES CONNECTED

Mains electricity and water. Drainage to private treatment plant. Oil fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 7835-3022-6400-0031-7296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: /// fonts.florists.breeding

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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