



Longham Cottage  
Longham | Norfolk | NR19 2RN

# RURAL IDYLL



With a setting in the idyllic rural village of Longham, this charming period brick and flint semi-detached cottage is perfect for the equestrian owner with paddocks to the rear extending to 1.25 acres (sts), a field shelter and stables with a tack room, feed store and office. Well-presented throughout, on the first floor the property offers three bedrooms (the master with an en-suite) and a family bathroom, and on the ground floor two reception rooms and a large kitchen/dining room with stunning views of the beautifully tended garden, which also boasts a pond and an area for growing vegetables. The shingled driveway to the front of the property will accommodate several vehicles.







- An incredibly deceptive attached Cottage in a pretty rural Village
- Sitting in a superb Plot offering 1.25 acres (stms) with formal Gardens, Vegetable Plot/Orchard and Paddock
- Range of Outbuildings including Stable Block
- Entrance, Sitting Room, additional Reception, Open Plan Kitchen/ Dining and Living Space
- Three Bedrooms, Bathroom and En-Suite
- Total Accommodation extends to 1531 sq.ft
- Energy Rating C

#### Traditional with Modern Comforts

“We liked the cottage because it looks great from the front and is very cosy without having tiny rooms. It was also because of the large garden and paddocks, which are approximately 1.25 acres,” the current owners said when asked what attracted them to the property. They bought Longham Cottage in 2010 and have modernised the whole building, lining the interior walls of the old cottage with Celotex insulation panels, and the wiring has been completely replaced and a new oil-fired central heating fitted. “Double the necessary radiators were installed to allow use of heat pumps if desired,” the owners said.



The work carried out on Longham Cottage has been extensive. “We had the old single storey kitchen and bathroom demolished and a new two storey extension built to give us an open plan Kitchen diner (with underfloor heating) plus a downstairs loo, and a large master bedroom with en-suite upstairs plus a new bathroom. The whole roof was replaced at the same time with plenty of insulation and all the leadwork around the chimneys was replaced with new. We also took out the original Norfolk stairs and replaced them with a single central staircase as it wasn't otherwise possible to get larger sized furniture upstairs. And we also retain planning permission for a garden room/conservatory.”

Although the owners have strived to improve the property, they have taken great care to preserve its charm. “The house has a lot of original features in the front rooms; inglenook fireplaces with log burning stoves, a bread oven in the one fireplace, and open beams upstairs and down. It was important to us to maintain as much as we could of the character of

the original cottage, so a lot of the doors are original, and we've left the original plasterwork on the ceiling where possible. But we also wanted to live in the 21st Century so we have 4Kw of PV panels, with PV heating the pressurised hot water system in the house." When asked about their favourite spaces at the property, the owners replied, "The kitchen diner is our favourite room; its layout means you can cook, eat and relax all in the one space so it's very sociable when you have friends and family over for a meal. The room faces west so we appreciate the sunsets and views of the garden."

"Because of the work we have done to Longham Cottage, we have a great balance of old and new. We can eat in our new kitchen diner and then relax in front of a log burner in the lounge with a glass and some great music. It's a very warm house that's easy to keep," the owners said. "We will miss the space the garden gives us the most; and the views and fabulous sunsets."

#### The Garden

The garden is well-established with extensive planting and some wonderful areas to enjoy, and also features a pond. "It was a blank canvas when we bought Longham Cottage, which we have built over the years. We put in trees and hedges to break the wind without losing the views over the fields at the back – we also put in a chicken wire fence to keep out wildlife in the vegetable garden and stock fencing around the paddocks to keep the dogs in. There is a wildlife pond with decking and lovely sightings of dragonflies over the water during summer months," the owners said.

#### The Stables

"The stable block has been a godsend as there is so much room for storage and garaging. There are three full-size stables plus an open stable that has been converted to a garage, a tack room/office, outdoor kennel, log store and more workshops/storage space. There is also a field shelter in one paddock that we used for housing our chickens," the present owners said. They have also replaced the roof – the main roof is preformed coated steel and the front elevation has been boarded, a membrane installed and battened before the Caroline roofing sheets were put back to keep the looks domestic rather than industrial. "The stables have also had the electrics updated and houses the PV installation, and there is also mains water supply to the stable and paddocks."









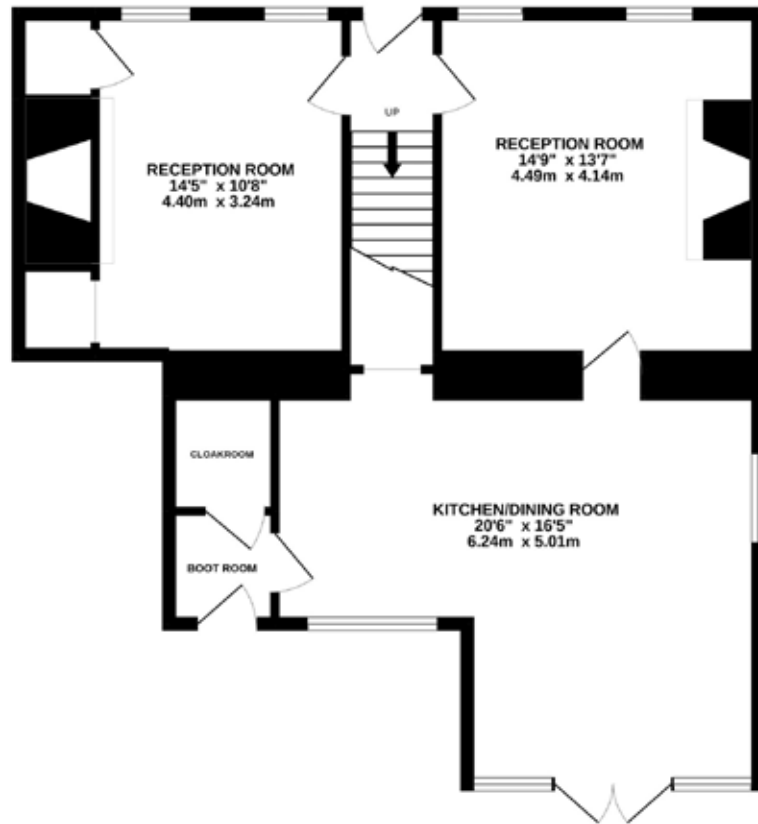




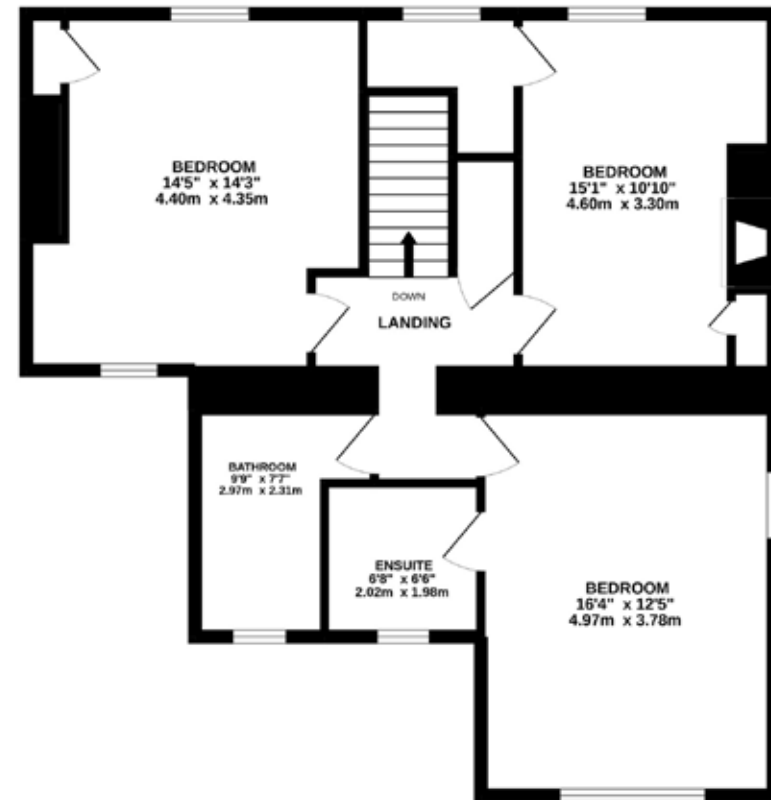




**GROUND FLOOR**  
748 sq.ft. (69.5 sq.m.) approx.



**1ST FLOOR**  
783 sq.ft. (72.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1531 sq.ft. (142.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





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### Village Calm

“There are no streetlights in the village which is great for stargazing. The Milky Way is so easy to see on a summers evening,” the owners said. “The village is also far enough away from main roads that it is pleasantly quiet too, and the local pub is within easy walking distance.” The highly rated Longham White Horse pub, with a restaurant and an outdoor beer garden, is the venue for numerous events held throughout the year. “And there are plenty of footpaths available for dog walks around neighbouring villages. Cycling is great with lots of quiet lanes and villages to see.” While the rural setting guarantees the peace and tranquillity of the countryside, Longham Cottage is also well placed for access to the A47, and in turn both Norwich and Swaffham, which has a Waitrose supermarket. “Being fairly close to the centre of the county means driving to whichever part of the Norfolk coast you fancy is within easy reach without having to live with the peak holiday traffic; and if you want the town, then Dereham and Norwich are just down the A47,” the owners explained. Longham Cottage is also well located for rail services to Cambridge and London due to its road access to Norwich and King’s Lynn both of which offer mainline stations.

### Services

OFCH, Mains - Water & Drainage  
 Breckland District Council - Band C  
 The Property is Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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