



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Fairway Barn, Field Road, Weston Longville, Norfolk, NR9 5JN

Fairway Barn is a beautifully converted mid terrace property, with a newly fire protected thatched roof, that has retained many of its original features including beams and brick work that has retained many of its original features including beams and brick work. It enjoys a rural location on the fringe of the Broadland village of Weston Longville, positioned between the market town of Dereham and Norwich city centre. It benefits from its nearby proximity to local amenities that include The Parson Woodforde pub and restaurant, Weston Equestrian Centre, Weston Canoe hire and the Royal Norfolk Golf Club, visible from the first floor.

Set away from the road, the property is approached along a shingle driveway providing off-road parking. To the front and rear there are enclosed lawn and paved gardens, with a timber storage shed, providing the ideal settings to enjoy socialising with friends and family.

With stunning presentation throughout, Fairway Barn main entrance leads into a spacious hallway where separate internal doors provide access into a family bathroom and three bedrooms, the main with an en-suite. To the first floor there is a bright and open plan lounge, dining and modern kitchen with a separate utility and additional bathroom. An office space, which overlooks the entrance hallway, is located on a second floor.

The property is further complimented in its location with easy access to the A47, Easton College, the Longwater Trading Estate and Norwich city centre where you will find a variety of restaurants and cafes, excellent retail therapy, nightlife and extensive historical interest including Norwich Castle, the magnificent cathedral, the largest covered market in the country and the famous medieval streets and churches.



Terraced



Barn Conversion



Older



3 Bathrooms



2 Receptions



3 Bedrooms



Tax Band D

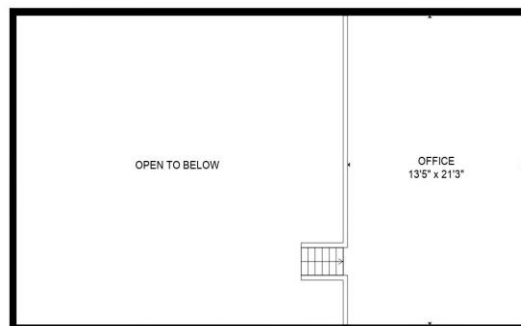
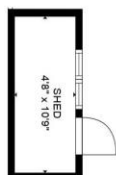


Off-Road
Parking

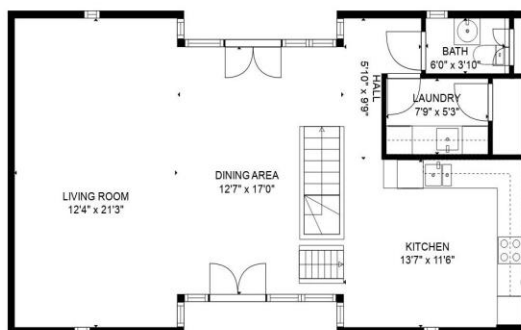
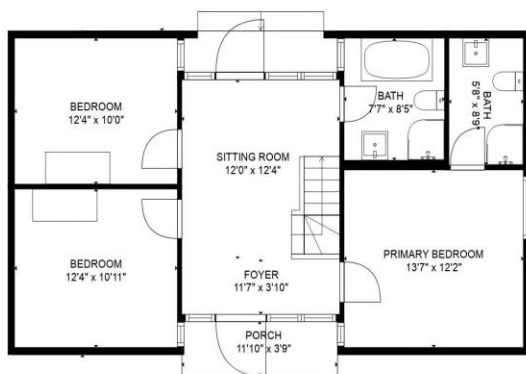


No
Garage





FLOOR 3



FLOOR 2

TOTAL: 1662 sq. ft

FLOOR 1: 755 sq. ft, FLOOR 2: 766 sq. ft, FLOOR 3: 141 sq. ft
EXCLUDED AREAS: SHED: 50 sq. ft, BACK GARDEN: 627 sq. ft, GARDEN: 1270 sq. ft,
PORCH: 44 sq. ft, OPEN TO BELOW: 518 sq. ft, LOW CEILING: 160 sq. ft

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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