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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK





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

Nestled on the outskirts of the picturesque Broadland village of Weston Longville, Fairway Barn is a beautifully converted mid-terrace property that seamlessly blends timeless character with modern comforts. Featuring a recently fire-protected thatched roof and a wealth of original features—exposed beams and rustic brickwork among them—this unique home offers the perfect balance of history, charm, and contemporary living.

Enjoying a tranquil rural setting, the property lies conveniently between the historic market town of Dereham and the vibrant city of Norwich. Local attractions and amenities are within easy reach, including the renowned Parson Woodforde pub and restaurant, Weston Equestrian Centre, Weston Canoe Hire, and the prestigious Royal Norwich Golf Club—visible from the first floor.

Tucked away from the road, Fairway Barn is accessed via a private shingle driveway offering off-road parking. The front and rear gardens are enclosed and thoughtfully landscaped with lawns and paved areas, complete with a timber storage shed—ideal for outdoor entertaining or peaceful relaxation.

The beautifully presented interior is arranged over three levels. The main entrance opens into a generous hallway leading to a stylish family bathroom and three well-proportioned bedrooms, including a spacious principal suite with en-suite shower room. Upstairs, the first floor reveals a light-filled open-plan living space, combining a contemporary kitchen, dining, and lounge area—perfect for modern day living. A separate utility room and additional bathroom enhance practicality. At the top of the property, a charming mezzanine office overlooks the hallway, offering an inspiring space for work or creativity.

Fairway Barn also boasts excellent connectivity, with easy access to the A47, Easton College, Longwater Retail Park, and the heart of Norwich—home to an array of restaurants, shops, historic landmarks, and the largest covered market in the country. From the imposing Norwich Castle to the iconic cathedral and cobbled medieval streets, city life is just a short drive away. Whether you’re seeking a peaceful retreat or a characterful home with access to urban conveniences, Fairway Barn offers a rare opportunity to enjoy the best of Norfolk living.



Terraced



Barn Conversion



Older



3 Bathrooms



2 Receptions



3 Bedrooms



Tax Band D



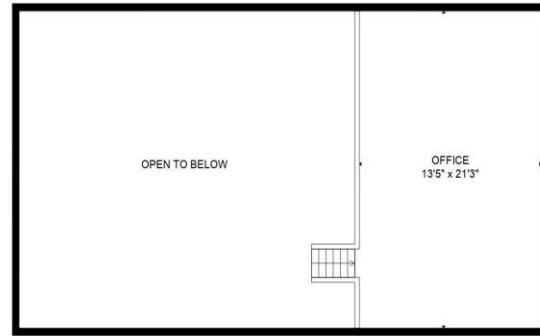
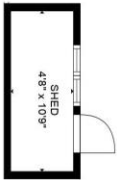
Off-Road  
Parking



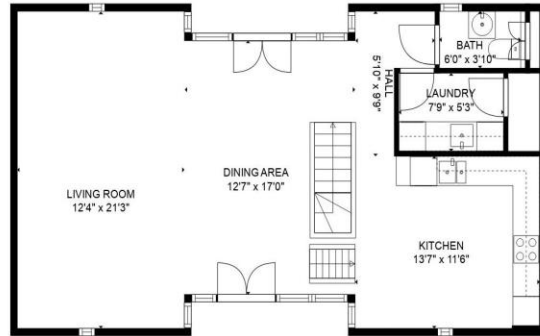
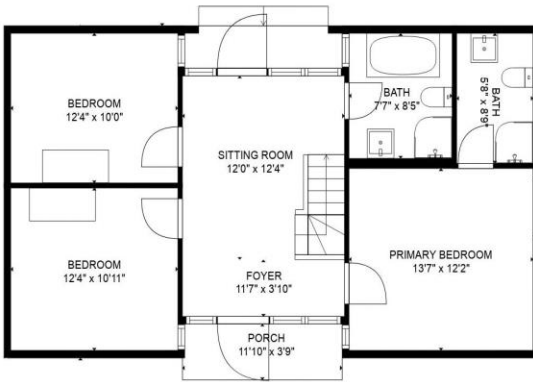
No  
Garage







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.

**Stobart & Hurrell**

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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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