



THE STORY OF

Longueville

Little Snoring, Norfolk

SOWERBYS



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Longueville

Little Snoring, Norfolk
NR21 0HU

Ideal Family Home

Kitchen/Breakfast Room

Three Reception Rooms

Four Bedrooms with an En-Suite to Principal Bedroom

Family Bathroom

Double Detached Garage

Beautiful Open Views

Generous Lawned Garden

Chain Free

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Travelling east to west on the A148 in North Norfolk, the village of Little Snoring lies just a short distance from the market town of Fakenham.

Around thirty years ago, our vendors purchased the plot, overseeing the design and construction of 'Longueville'. Tucked behind its front hedge, this home has been ideal for raising a family, offering ample space and flexibility both indoors and out.

As soon as you enter the reception hall, your eye is drawn through the main sitting room to the expansive rear garden. The kitchen breakfast room is perfect for informal gatherings, while a separate dining room caters to more formal occasions. For families, there are enough rooms to provide space for everyone, with the conservatory particularly delightful in summer, leading out to the patio, ideal for entertaining.

Originally designed with five bedrooms, our vendors modified the layout to create more landing space, now offering a generously proportioned area to quietly reside. The principal bedroom is complemented by its en-suite, while three additional bedrooms are served by the family bathroom.

Outside, ample parking is provided on the driveway alongside a double detached garage. The rear garden, predominantly lawned, slopes gently to a low hedge with open fields beyond, offering uninterrupted views as far as the eye can see. 'Longueville' is a cherished home, and were it not for a change in circumstances, our vendors would continue to enjoy living here. However, it is now time for new stories to unfold with new custodians.





First Floor
Approximate Floor Area
1,190 sq. ft
(110.57 sq. m)



Ground Floor
Approximate Floor Area
1,598 sq. ft
(148.47 sq. m)



Garage
Approximate Floor Area
363 sq. ft
(33.67 sq. m)

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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Little Snoring

THE PERFECT MIX OF
COAST AND COUNTRY

Coast or country? If your heart is set on rural life, but within easy reach of the sea, Little Snoring is top of the list. While sandy beaches are just ten miles away, this little village is perfectly positioned halfway between King's Lynn and Norwich within easy reach of Fakenham, Holt and Swaffham, making for an easy commute.

Surprisingly, Little Snoring is actually larger than Great Snoring. This is likely because it was a major British airbase during World War II and was only decommissioned in the 1950s.

This village itself has a pub, shop and post office, whilst less than three miles away is the bustling market town of Fakenham.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!



Note from the Vendor



“... our vendors purchased the plot, overseeing the design and construction of ‘Longueville’.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating to be confirmed.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:-9235-0427-3400-0869-8272

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: ///Indulges.Chat.Premises

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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