



FREEHOLD

House - Detached

# THATCH COTTAGE WESTON GREEN ROAD, WESTON LONGVILLE, NR9 5LB

Price Guide

£695,000

## FEATURES

- Circa 1700
- Thatched Cottage
- Two/Three Bedrooms
- Vaulted Living Space
- Cinema Mezzanine
- Snug
- Two Bathrooms
- No Chain
- FPP To Add A Barn
- 1.1 acre plot(stms)



# 3 Bedroom House - Detached located in Weston Longville

## Description

Nestled in the charming village of Weston Longville, this stunning Thatched Cottage is a true gem waiting to be discovered. Dating back to circa 1700, this home exudes character and history, offering a unique living experience for its future owners.

Boasting three reception rooms and three bedrooms, this picturesque property provides ample space for comfortable living. With two bathrooms, convenience and functionality are seamlessly combined in this delightful cottage.

Situated on a generous 1.1 acre plot(stms), the cottage features a post and rail entrance that adds to its quintessential English charm. The peaceful surroundings of the countryside create a serene atmosphere, perfect for those seeking a tranquil lifestyle away from the hustle and bustle of the city.

For those with a vision of their dream home, this property comes with full planning permission to build a glass link section and a large barn style house / extension, allowing you to tailor the space to your liking and create a truly bespoke living environment.

Attention self-builders, creating a very large family home set in over an acre of land with numerous outbuildings and substantial parking.

Full planning permission has been granted in April 2024 to extend by an additional 2590 sq. ft (240.63m<sup>2</sup>) in the form of a glass link section and a 1.5 storey - barn style new build section.

Just 12 miles from Norwich City Centre, this idyllic retreat offers the best of both worlds - a peaceful rural setting surrounded by fields and countryside, yet within easy reach of the vibrant city life.

Don't miss this rare opportunity to own a piece of history and create your own sanctuary in the heart of West Norwich. Book a viewing today and let your imagination run wild with the endless possibilities this enchanting Thatched Cottage has to offer.

## Open Plan Sitting/Entertainment Room

23'8 x 14'2

Oak entrance door from the garden and one out to the courtyard, newly replaced period style casement windows to both sides flooding this room with light. As you enter this room its just breath taking to think that the amount of work it took the current owner to create this fabulous room is almost comprehensible, they have had hours of dedication and vision. This one of the most amazing spaces we have had the pleasure to write about for some time. The main features are without an doubt the floor to ceiling

oversized open fireplace that you just fall in love with with all new extraction plate leaving it to you to choose if you want to have a cosy open fire or fit a wood burner in the future. With the beamed insert and the brick surround with back plate this just lovely. As you look around and take your eye line to the roof space even this is architecturally genius the timber are fabulous to look at up to the apex then as you pan to the other end then the magic of the entertainment mezzanine adds yet another twist to this superb cottage. Stairs at the far end take you up to the mezzanine, door through to the inner hall. Fireplace side there is another oak door taking you through to the snug and the stunning shower room. The floors are wooden and then you have the beautiful column radiators which are future proofed for when you add the extension in the future, connected with surface mounted polished copper pipes with brass mullion clips which just compliment the abundance of features already in this room, along with the attention to detail of even the period style light switches.

## Entertainment Mezzanine

14'2 x 8'3

Sitting up here is a fabulous place to admire all this space has to offer. Whilst looking over into the sitting area and appreciating the height of the room with the exposed timber work and the height of chimney breast whilst opening the double casement windows and overlooking the rural countryside beyond. A place to read, play the guitar or why not watch a film or two. Just relax and unwind from the busy day or sit and plan tomorrow clearly what ever your mood this certainly is the place to think.

## Snug

9'3 x 7'7

Period style replaced casement window and added skylight, scumble glazed effect copper wall just gives this perfect space that special feeling, again stunning column radiator with the complementary copper pipework and clips. Oak door to the downstairs shower room.

## Downstairs Shower Room

Another stunning room, skylight to roof, with shower to the corner with some lovely dark green tiling, vanity wash hand basin and concealed cistern wc all period styles. This is also complemented by the period radiator/towel rail and display shelving inset to the wall. Simply stunning.

### Inner Hall

This is the part of the building that will need your finishing touch adding. Glazed panel door to the courtyard. Doors to the bedrooms, kitchen/diner, utility and bathroom. Also if you choose this is where you would be knocking down and creating the barn to the rear that this special home has planning for.

### Principal Bedroom

12'0 x 10'9

Window to the rear, radiator.

### Bedroom Two

10'7 x 10'0

Window to the rear, radiator.

### Kitchen/Diner

18'4 x 8'2

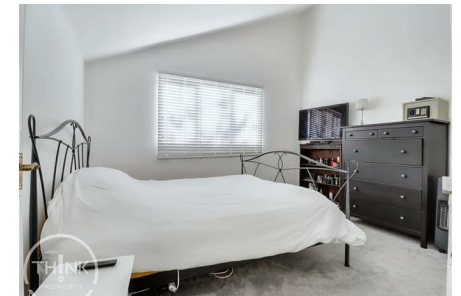
Windows to front overlooking the garden and the side. Range of units, sink, hob and oven, space for further appliances,

### Utility

Window to the front.

### Bathroom

Window to the front, panel bath, wash hand basin.





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## Outside

The total plot size is in the region of 1.1 acres (STMS). A perfect entrance to this country cottage with post and rail, driveway long with parking to the left for several vehicles. Take the stepping stones through the orchard and you will find this perfect cottage with large lawned area with outside garden room/office. Plenty of mature planting and a lovely opening through to the meadow and large expanse of land which has the perfect backdrop of more farmland and countryside. The courtyard to the other side of the cottage and detached former garage. You can use your imagination of all the endless combinations that you can utilise this space best for you.

## AGENTS NOTE

New sections which require building (2590sqft)

4 Double bedrooms

18ft x 10ft study or 5th bedroom

Large glass light and airy entrance hall

27ft x 21ft Kitchen diner, 18ft x 17ft Lounge

Large master bedroom with ensuite, walk-in wardrobe

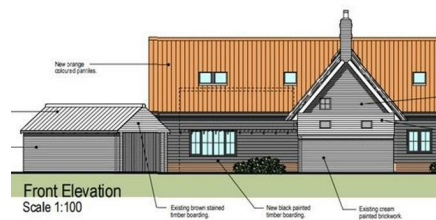
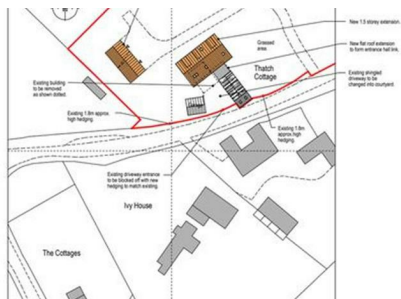
and Juliet balcony overlooking the grounds

Downstairs WC & first floor family bathroom

Planning permission has also been granted to erect a detached quad garage with pitched roof measuring 12m x 6m. There is also 5 metres of space behind which offers potential to join on a timber section workshop or indeed further garaged parking.

The total living accommodation finished will be 3171 sq. ft (294.63 m2). Excluding outbuildings.

Outbuildings will amount to a further 1137 sq. ft (105.63 m2) bringing the total to 4308.36 sq. ft (400.26 m2)



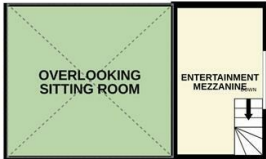
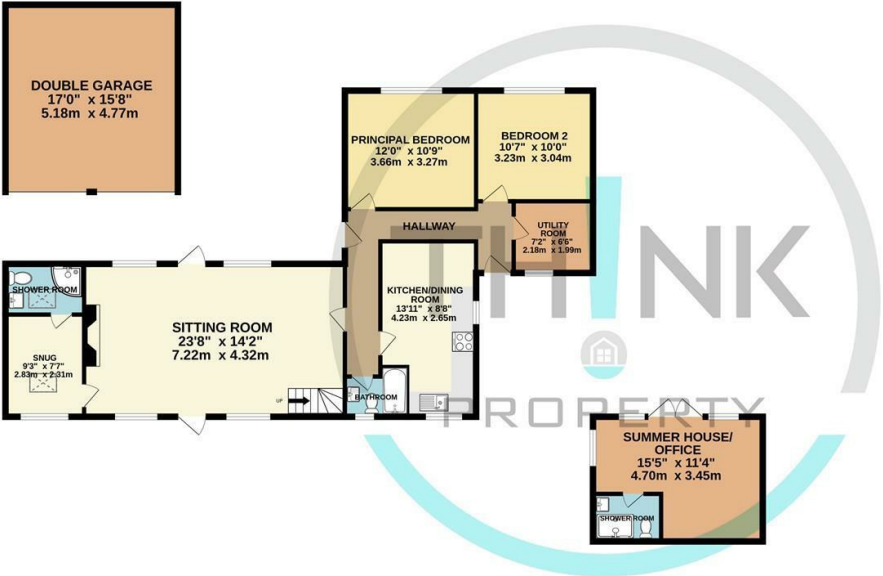
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Council Tax Band

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GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

