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## **Fairfield House**

Weston Longville, NR9 5JL

“A captivating country estate with 20 acres and limitless possibilities”











## Introduction

Surrounded by unspoilt countryside, this exceptional estate offers a lifestyle rarely found in Norfolk. The main residence, extending to around 4,000 sq. ft, is complemented by 20 acres (STMS) of meadows and woodland, together with a range of outbuildings and the striking “Willow Roundhouse” a handcrafted cabin of extraordinary character.

Previously home to a luxury glamping site, the estate achieved a coveted 5/5 rating on TripAdvisor and welcomed guests to its yurts and woodland retreat. While no longer active, the infrastructure remains including the roundhouse cabin, a shower building, woodland clearing and ponds, as well as planning consent for an additional cabin and three yurts. Together with its history of success, this creates an exciting opportunity to re-establish or reimagine an award-winning lifestyle venture, or to enjoy as a private home with unrivalled space and scope.

## The Main House

Approached via a sweeping “in-and-out” driveway, the main residence provides 4,000 sq. ft of flexible and beautifully presented living space. A selection of formal and informal reception rooms makes it easy to balance family life with entertaining or quiet retreat.

At its heart, a spacious kitchen with breakfast bar and fine cabinetry flows naturally into a snug and a garden room that frames far-reaching views across the estate. Upstairs, five double bedrooms include two en-suites, with the principal suite boasting both a walk-in wardrobe and luxurious private shower room.

## Grounds and Lifestyle

The grounds are as diverse as they are enchanting. Close to the house, formal lawns give way to wildflower meadows, orchards, allotments and smallholding opportunities. Around seven acres of mature woodland provide a haven for wildlife and people alike, complete with tranquil ponds, shaded glades, and clearings once home to yurts.

With its scale, seclusion and infrastructure, the estate is uniquely suited to events from woodland education and wellness retreats to intimate gatherings or even boutique festivals. The land’s versatility equally lends itself to self-sufficiency, hobby farming, equestrian or simply enjoying as a magical private retreat.

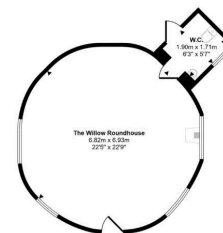
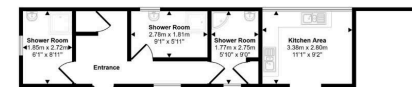
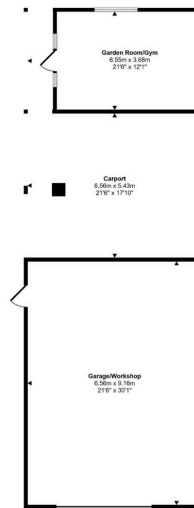
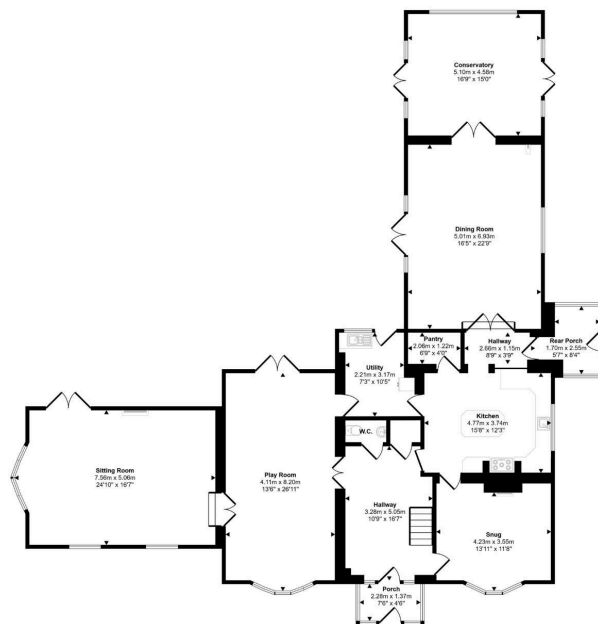












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom sinks are representations only and may not look like the real items. Made with Made Snappy 360.











## Outbuildings and The Willow Roundhouse

The estate is served by an impressive range of outbuildings, including a workshop, gym, double garage, multiple stores and a large shower block.

The centrepiece is the “Willow Roundhouse” a handcrafted annexe of striking charm. Once run as a popular holiday let, it remains perfectly placed for guest accommodation, a studio, creative retreat, or private sanctuary.

## Location

Weston Longville is a vibrant village just eight miles from the historic city of Norwich. At its heart is a welcoming village hall with regular events, a popular pub/restaurant The Parson Woodforde while nearby Lenwade offers everyday amenities and access to the Marriott’s Way cycle route.

The estate is ideally placed for both work and leisure: Norwich city centre is within easy reach, the North Norfolk coast is less than an hour away, and the acclaimed Royal Norwich Golf Course is just a short drive. Families also benefit from excellent schooling, including Reepham High School within catchment.

## Services

Mains electricity, oil fired central heating, three wood burning stoves, private water via a borehole, private drainage via a treatment plant, solar panels.

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### Agent's Details



**Samuel Le Good** | Partner

samuellegood@abbotfox.co.uk | 01603 660000 | 07915 660981 | @samuellegood

Kingsley House  
2a Upper King Street  
Norwich  
NR3 1AH



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