



THE STORY OF

Church Farmhouse

Weston Longville, Norfolk

SOWERBYS



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Weston Longville, Norfolk
NR9 5JU

Fine Grade II Listed Home

Elegant, Bright and Airy Rooms

Abundance of Period Features

Three Reception Rooms and Cloakroom

Well-Fitted, Modern Kitchen/Breakfast Room

Four First Floor Bedrooms

Modern Family Bathroom and
En-Suite Shower Room

Beautifully Landscaped Partially Walled Garden

Double Garage with Studio and Laundry Room

Fine Views of the Neighbouring Church

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This fine Grade II listed home has been thoughtfully and sympathetically maintained to an exceptional standard, beautifully enhancing its elegant, light-filled interiors. From the moment you step inside, there is a wonderful sense of space and balance, with an abundance of reception rooms designed as much for relaxed everyday living as for entertaining on a grander scale.

The sitting room is both generous and inviting - a space to gather and unwind. In the winter months, the striking fireplace provides warmth and atmosphere, while in summer, double doors open seamlessly onto the garden, extending the living space outdoors. The dining room offers the perfect setting for memorable family occasions and celebratory dinners, and the garden room truly brings the outside in, creating a tranquil retreat bathed in natural light. At the heart of the home lies a fabulous contemporary kitchen, thoughtfully designed with extensive storage and generous work surfaces, making it a true cook's kitchen. There is ample space for the all-important kitchen table - ideal for informal breakfasts, homework sessions or evening catch-ups. A practical back hall and separate cloakroom add further convenience to the ground floor.

Upstairs, the first floor hosts four well-appointed bedrooms, each brimming with character. The principal bedroom enjoys the luxury of a well-fitted en-suite shower room, while the remaining bedrooms are served by a stylish and modern family bathroom, finished to a similarly high standard.







Outside, the landscaped grounds are beautifully framed by a striking brick boundary wall and enjoy delightful views of the neighbouring church. The garden itself is richly planted, with a wide variety of established borders, a sweeping lawn and a superb entertaining terrace perfect for summer gatherings. To the front, a further lawn is complemented by colourful planting, a climbing rose and charming views towards the well-maintained war memorial.

A driveway to the front provides parking and access to the double garage, which has been enhanced by the addition of an incredibly versatile studio - ideal as a home office, gym or creative space. A superb laundry room completes the practical elements of this exceptional property.

Altogether, this is a home that effortlessly combines heritage charm with modern comfort, offering an enviable lifestyle both inside and out.





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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Weston Longville

QUAINT VILLAGE ON THE OUTSKIRTS
OF NORWICH

An active village, Weston Longville situated just eight miles from the outskirts of the cathedral city of Norwich, with amenities including a gastro pub, golf club, and an equestrian centre. The Lakeside Country Club is in nearby Lyng, and there's a gastro pub just over two miles away, in Ringland.

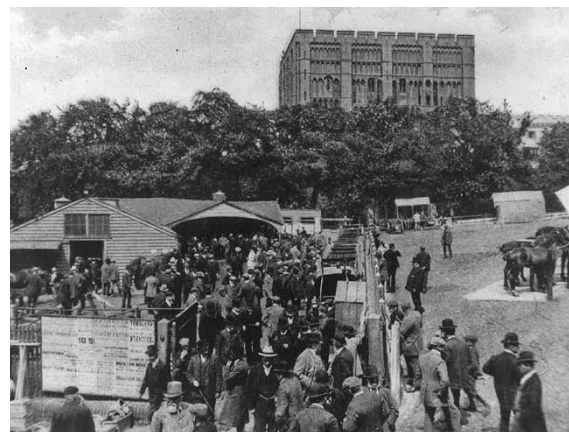
The area is also in catchment for the reputable Reepham High School and there is a nearby primary school. The nearby village of Lenwade has a general shop, coffee shops and doctor's surgery. The Marriott's Way cycle path, which connects Norwich to Reepham, passes through the village.

The ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, its streets lead toward the 1,000-year-old Norwich Cathedral.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



"I've loved the village community, and the view of the church from the garden..."



SERVICES CONNECTED

Mains electricity and water. Private drainage. Electric and oil-fired heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///keys.disbelief.fiery

AGENT'S NOTE

The war memorial to the front has public access.

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

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