



The Old Rectory
Longham | Norfolk | NR19 2RG

GEORGIAN ELEGANCE



Opportunities to purchase exceptional properties such as the Old Rectory in Longham come along so rarely, and the facilities that this remarkable house offers including a cinema room, indoor pool and a spacious orangery, all go to make it even more unique. This elegant and substantial Georgian period property stands in 9 acres of grounds with five bedrooms (one with an en suite and dressing room) and two bathrooms on the first floor, while the ground floor comprises a wealth of living space including an interlinking dining room, kitchen/breakfast room and orangery (with a lantern roof), a sitting room, two studies, cinema room, boot room and wet room. To the northern end of the property, the indoor pool can be found, and beyond that a garage. Detached from the main residence, there is a very large 48ft. x 25ft. barn-type structure used as the “party hall” with attached carport for four vehicles, a further double garage with an office space above and flanked by two carports, and a separable annexe block with a bedroom and bathroom. The gardens completely surrounding the property have been beautifully maintained with large areas laid to lawn, terraced areas, hard tennis court, children’s playground, a summer house and established topiary in the walled garden.







- A Remarkable and Elegant Georgian Rectory offering over 6,000 sq. Ft of accommodation
- Five Bedrooms and Four Bathrooms to the Main House
- Stunning bespoke Kitchen Diner interlinking with a 25ft Orangery overlooking the Garden
- Set in 9 (stms) acres of immaculately maintained Gardens with Tennis Court and Pond, Ideal for an Equestrian owner
- Indoor Swimming Pool opening onto the wonderful Garden and Terrace
- Four Reception Rooms with Many Original Features including wonderful full-length sash windows
- Cinema Room and good-sized Cellar
- Fully Self-Contained One Bedroom Annexe and Fabulous 48 sq.ft Barn
- Multiple Garages both closed and open, Immaculate Office above
- Energy Rating D

A Remarkable Property

“We have lived here for sixteen years,” the present owners said, and when asked what first drew them to it, they explained, “The location of the house, and our desire to have always wanted to live in a Georgian property. It’s such a handsome house on the outside, but we have undertaken vast changes inside such as adding/replacing an orangery, installing all new bathrooms throughout, knocking down a kitchen wall to extend it, and adding a new indoor pool. We’ve made it into a very usable family home for our children and grandchildren, all of whom have enjoyed it very much.”

“What sets it apart are the high ceilings in all the rooms, the original fireplaces, and the large sash windows, one of which is high enough to walk through. We also discovered a hidden well.” When asked about their favourite spaces at the property, they answered, “The large kitchen, dining room and orangery, as they are all linked together and make a wonderful entertaining space. Many a party has been enjoyed there.”

“During our time here, The Old Rectory has given us and our family many happy memories. We’ve appreciated the privacy and the stunning views from every window. When friends and family arrive at the gates, they say it’s like putting on a comfort blanket!”

The Grounds

Set in nine acres (stms) of stunning gardens, the grounds include a hard tennis court, pond, several detached buildings, and is ideal for an equestrian owner. “We have had most of the garden laid to lawn,” the current owners said, “and it has extensive established topiary to the walled garden, large patios with various sunbathing areas, a summer house, and a barn-type building which is great for parties, a tennis court and children’s play area.” The property is equipped to be an Equestrian residence with stables and the scope for paddocks.



Out and Around

"We love the location of the property as it's within easy reach of Norwich, the coast and North Norfolk," the owners said. "It's also a very short walk to the village pub, and a ten-minute drive to Dereham which is a very busy market town with all amenities." The highly rated Longham White Horse Pub, with a restaurant and an outdoor beer garden, is the venue for numerous events held throughout the year.

While the amazing rural setting of the property guarantees the peace and tranquillity of the countryside, it is well placed for access to the A47, and in turn both Norwich and Swaffham, which has a Waitrose supermarket. The Old Rectory is also well located for good road access to the coast, Norwich and King's Lynn both of which offer mainline stations to Cambridge and London.



















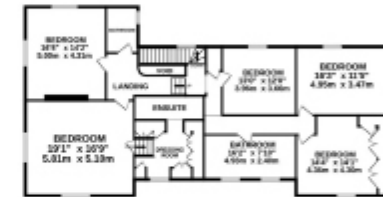
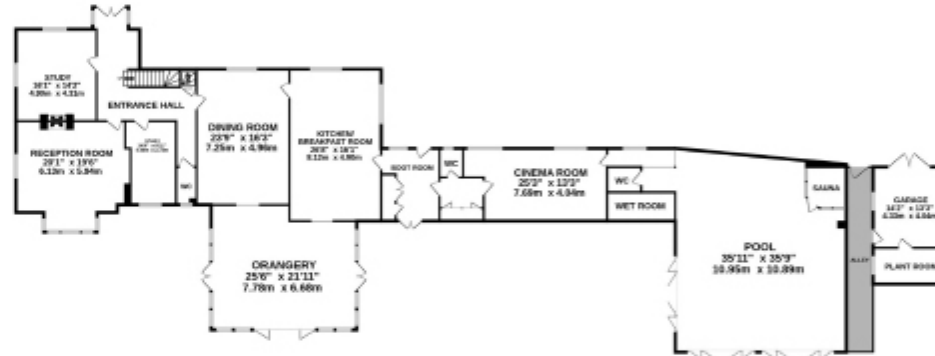




FACEDMENT
111 sq. ft. (10.2 sq. m.) approx.

GROUND FLOOR
1097 sq. ft. (101.6 sq. m.) approx.

1ST FLOOR
1111 sq. ft. (102.7 sq. m.) approx.



TOTAL FLOOR AREA : 6251 sq.ft. (580.7 sq.m.) approx.

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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

Set between Dereham and Fakenham, you have a broad range of facilities within very easy reach, including a choice of three major supermarkets (Tesco at Dereham, Morrisons at Fakenham and Dereham and Waitrose at Swaffham). A short 20 minute walk across the field takes you to the White Horse in Longham. Just up the road in Little Fransham you will find an excellent farmshop. Of course, Norwich, the County capital has an extensive range of cultural, social sporting and retail facilities. You feel as if you are right in the heart of the Norfolk countryside here but in fact it is very easy to get about. We are not too far from the A47 and can get to Dereham in 10 minutes or Fakenham in just 20 minutes. Norwich is also within easy reach.

How Far Is It To...

Longham lies about 22 miles west of Norwich (with its International Airport and main line rail link to London Liverpool Street). Just 6 miles to Dereham and 10 to Swaffham, you can also find Fakenham - the gateway to North Norfolk, just 10 miles to the north, with the wonderful North Norfolk coastline at Wells-next-the-Sea only a further 10 miles beyond that.

Services and District Council

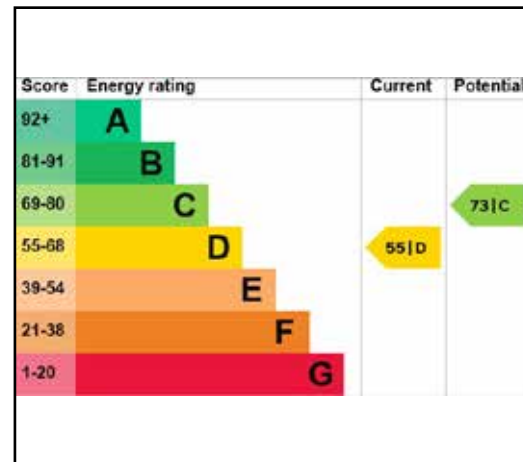
OFCH, Mains Water and Septic Tank
 Breckland District Council
 Council Tax G

Tenure

Freehold



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TOTAL FLOOR AREA: 4267 sq ft (396.5 sq m) approx.
 These figures are based on the information provided and are not intended to be used for any other purpose. The actual area may vary slightly due to measurement differences and the inclusion of certain areas.

FINE & COUNTRY

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THE FINE & COUNTRY
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