



THE STORY OF

Two Duck Barn

Weston Longville, Norfolk

SOWERBYS

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Two Duck Barn

Morton Lane, Weston Longville,
Norfolk, NR9 5JL

Four/Five Bedroom Newly Finished Barn Style Home

High Specification Throughout

Versatile Living Accommodation

Vaulted Kitchen/Living Room

Parking for Several Cars to Front

Stunning Countryside Location

Timber Clad Exterior

Air Source Heating with Underfloor Heating

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“...pristine, top-of-the-line appliances entice you to be the first to unleash their potential.”

Two Duck Barn is a newly converted barn, lovingly brought back to life by its developer. The property, so called because of the two mallards which would sit on its roof during the early months of the development, when the barn was still a dilapidated tractor store. These days, the home sits proudly within its plot, the garden wrapping around the entire property bar the front, where there is parking for several cars, and the bonus of an electric car charger.

Stepping into this exquisite home, you will be greeted by an entrance hall from

which a handmade solid oak staircase winds up to the first floor. The hall effortlessly blends opulence with a welcoming ambiance, granting access to all ground floor rooms.

To your right, an expansive double height open-plan living, kitchen, and dining space awaits - an architectural masterpiece tailored for contemporary living and entertainment. Whilst this is a new build barn, the exposed steel beams that are subtly left on display remind you of its agricultural past.



The kitchen is adorned with pristine, top-of-the-line appliances, enticing you to be the first to unleash their potential. A chic breakfast bar invites casual dining, while the generous area for a dining table and chairs, alongside a cosy corner for lounging, beckons. Sunlight pours in through the grand bi-fold and french doors, seamlessly connecting the interior to the lush outdoors, creating an idyllic setting for hosting memorable gatherings.

Back in the hallway, you'll find four generously proportioned bedrooms, each brimming with versatility to accommodate your desires, whether it's a home office or guest quarters. The primary bedroom takes luxury a step further with its en-suite shower room and ample space for a king-size bed. A window overlooking the garden adds a touch of tranquillity.



Finally on this level the property benefits from a stylish and functional family bathroom, adorned with elegant marble tiling, offering the choice of a relaxing bath or an invigorating shower. An additional cloakroom and utility room adds to this already lovely home.

Ascend to the upper level, where you'll discover a spacious room showing off the bones of the structure with the magnificent steel frame on display, infusing charm into this versatile space. Whether you envision it as a grand principal bedroom, a games haven, or yoga studio, the possibilities are as boundless as your imagination.



The rear of the property boasts an extensive wrap-around plot, a verdant oasis calling for outdoor enjoyment and lavish entertainment, effortlessly accessed through the bi-fold doors. At the front, a private driveway offers off-road parking with space for multiple vehicles. This property seamlessly marries modern comfort with enduring charm, delivering a peerless and luxurious living experience right in the heart of Weston Longville.



ALL THE REASONS

Weston Longville

IN NORFOLK
IS THE PLACE TO CALL HOME



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 the Lakeside Country Club in nearby Lyng and a local equestrian centre.

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 good local riverside pub, Post Office and 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. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led 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.



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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SPECIFICATION

- “A” rated Argon filled glazing with warm core frame
- Air source heat pump
- Underfloor heating
- Chrome towel radiators to all bathrooms and en-suites
- Bespoke and individual kitchen, incorporating luxury materials including Quartz worktop
- All kitchen appliances integrated
- Quality Italian porcelain tiling throughout
- Solid oak internal doors
- Comprehensive mechanical electrical specification
- Car charging feed
- Front and rear external lights
- External sockets
- TV, USB points, socket speaker
- LED Spotlights to kitchen, bathroom and en-suites
- External water supply
- Quality ironmongery throughout
- Executive finish soft and hard landscaping scheme



Note from Sowerbys



Taverham Mill, approx, 4 miles away

“...the best of both worlds - a delightful countryside setting with easy access into Norwich.”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water. Air source heat pump with underfloor heating to the ground floor and radiators to the first floor.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

B. Ref:- 2215-3025-7307-2587-2200

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: ///warthog.tall.transcribes

AGENT'S NOTE

Please note that some internal images have been virtually staged.

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.

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