



THE STORY OF

The Firs

Weston Longville, Norfolk

SOWERBYS

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THE STORY OF

The Firs

Weston Hall Road, Weston Longville, Norfolk
NR9 5JG

Prime Countryside Location

Great Development Opportunity

Two/Three Bedrooms

Sitting Room, Kitchen and Bathroom

Outbuildings

Post and Railed Grounds

Grounds Extending to Approximately 2 Acres (stms)

Tree Lined Drive

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“A tree-lined driveway makes for a fitting approach to The Firs...”

A wonderful opportunity to acquire a great renovation project, The Firs is set within approximately 2 acres (STMS) of post and rail grounds.

The home itself offers a pleasant sitting room with a fireplace, dining room which could be used as a ground floor bedroom if required, kitchen, cloakroom and bathroom. The first floor serves two vaulted bedrooms, both with fine views of the grounds and neighbouring parkland beyond.

Approached via a tree lined driveway,

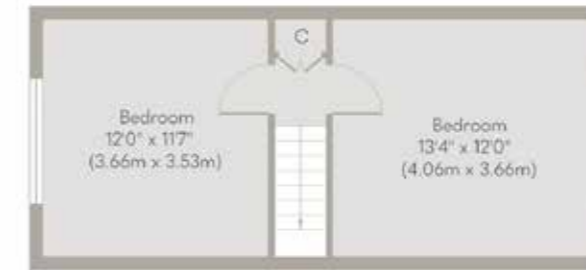
there's plenty of parking space behind the electric gated entrance, and there's also a range of outbuildings. The grounds are mainly lawned, with a selection of mature trees, and offer a stunning backdrop to the home.

The Firs offers an immense opportunity, with many possibilities available to the new owner, subject only to the relevant permissions and your imagination! Whether it is simply a renovation, a sympathetic extension or a demolish and rebuild, The Firs is ready to begin its next chapter.

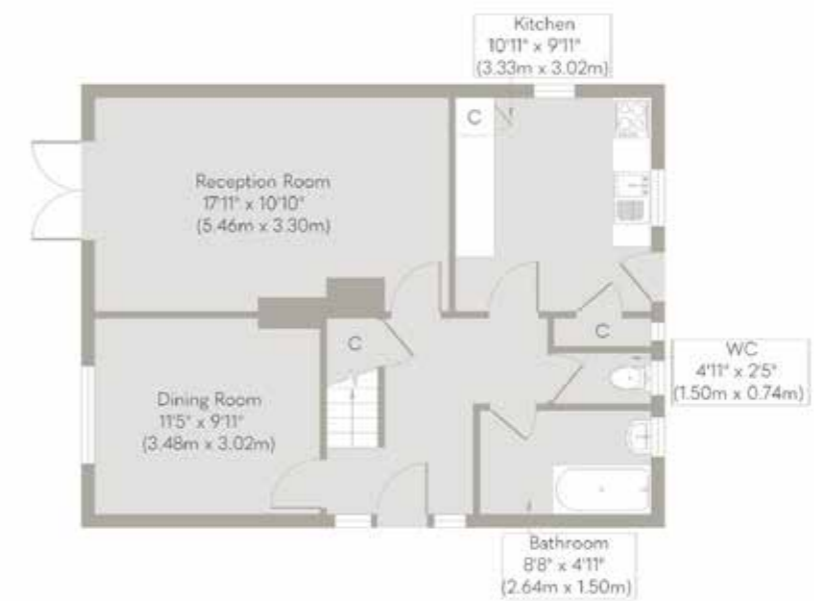




Garages
Approximate Floor Area
428 sq. ft
(39.76 sq. m)



First Floor
Approximate Floor Area
338 sq. ft
(31.40 sq. m)



Ground Floor
Approximate Floor Area
594 sq. ft
(55.18 sq. m)

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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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.



Note from Sowerbys



Aerial view of The Firs in its plot

“...the generous plot will make a glorious setting for The Firs’ next chapter.”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Heating via solid fuel burner.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 3634-8524-7300-0327-6202

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: ///pipes.warms.meanest

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