



THE STORY OF

Hillcrest

Weston Longville, Norfolk

SOWERBYS

S

THE STORY OF

Hillcrest

Church Street, Weston Longville, Norfolk.
NR9 5JU

Handsome Period Home

Quintessential Country Living

Highly Desirable Village Location

Four/Five Bedrooms

Superb Rear Extension

Accomplished Blend of Traditional
and Modern Receptions

Large, Well-Maintained Gardens

Far Reaching Field Views

Off-Road Parking and Attractive Brick Outbuildings

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“It’s been an amazing family home - our children have grown up with lots of space, inside and out...”

Standing proud amongst the timeless countryside surrounds of Weston Longville, this quintessential period home offers the very best of pleasingly symmetrical Georgian architecture, whilst cleverly providing more modern, open-plan spaces to accompany a fulfilling and enviable lifestyle in the country within a substantial plot enjoying rolling field views.

As one would hope for, with such pleasing architecture, a front hallway offers a warm welcome home and is flanked by two elegant reception rooms; a sitting room and formal dining room/study. This timeless, traditional layout has been expertly combined with an

exceptional rear extension providing an injection of modernity. A high quality kitchen extends to an open-plan dining/seating area, where a full run of bifold doors allows the room to spill out to the manicured lawns of the rear garden. The large island features a breakfast bar for informal dining and entertaining whilst the rest of this remarkable space feels fit for the most formal of occasions or simply enjoying time together as a family amongst the tranquil countryside setting.

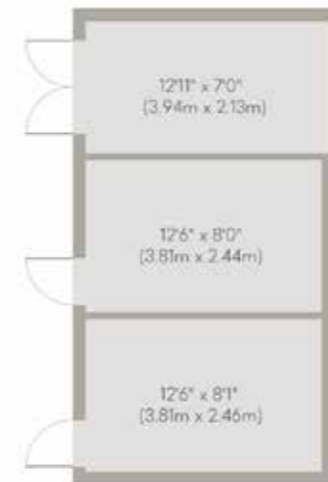
Elsewhere on the ground floor, the well equipped utility/boot room provides invaluable practicality alongside the ground floor shower room.



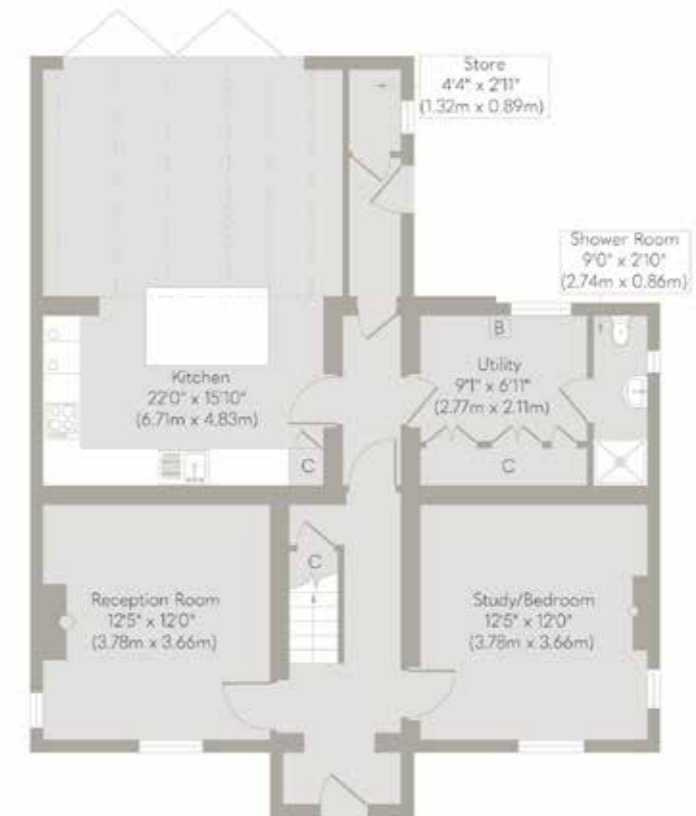
The first floor is home to no less than four elegant bedrooms, showcasing the splendid ceiling heights that one would hope for from such a sophisticated home. Many enjoy far reaching field views and all are well served by the large, central family bathroom.



First Floor
Approximate Floor Area
715 sq. ft.
(66.46 sq. m)



Outbuilding
Approximate Floor Area
301 sq. ft.
(27.94 sq. m)



Ground Floor
Approximate Floor Area
982 sq. ft.
(91.19 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.



Amongst the finest features of this home is the plot in which it sits – approximately 0.25 acres (STMS) have been kept in superb order and provide a host of areas to explore and enjoy, to make the very best of every corner. The main access to the rear reveals a large driveway, complemented by a run of attractive brick built outbuildings/stores whilst the manicured lawns sit alongside a suntrap dining terrace and the striking run of bifold doors to the kitchen/dining room.

“...living here gave us a feeling of true community that only a country village can give.”



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 the Vendor



“We’ve loved the countryside views from the gardens...”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 2260-5844-3040-2409-7001

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: ///narrates.moved.reprints

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL