



THE STORY OF

Fairfield House

Weston Longville, Norfolk

SOWERBYS



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Fairfield House

Weston Longville, Norfolk
NR9 5JL

Enchanting and Unique Family Home

Extraordinary Lifestyle Property

20 Acres (STMS) of Magical Grounds

Well-Established and Successful
Glamping Business

Breathtaking “Willow Round
House” Annexe/Guest House

Substantial Selection of Outbuildings

Five Bedrooms to Main House

Highly Versatile Accommodation

Feature Packed Plot Including
Orchards and Woodland

Idyllic and Sought After Village Location

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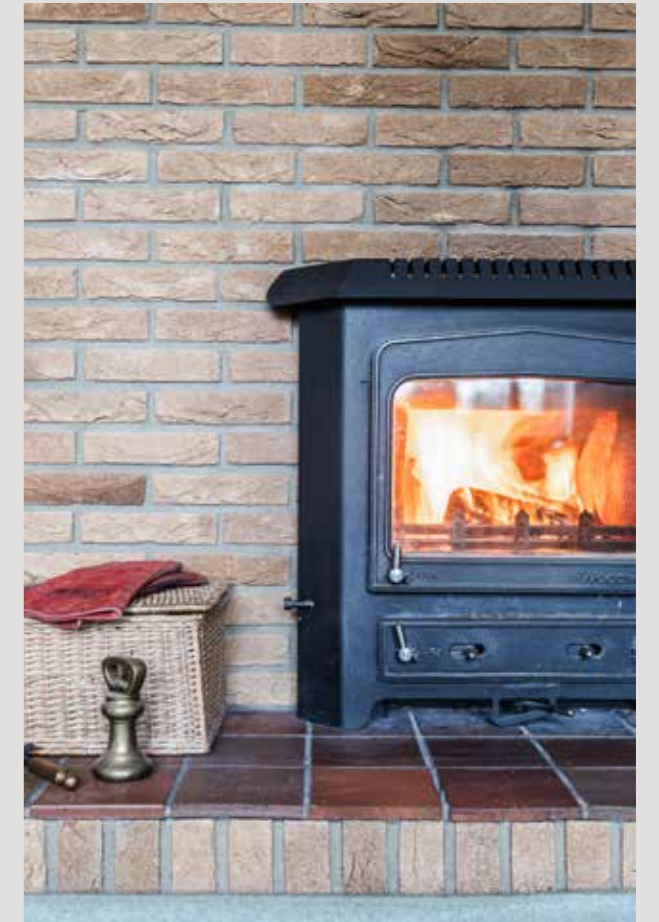


Tucked amidst idyllic natural surroundings, this enchanting home offers one of the most unique and fulfilling lifestyles to be found in the rolling countryside of Norfolk. The substantial main house, spanning 4,000 sq. ft., is complemented by 20 acres (STMS) of thriving grounds and an array of outbuildings, including the breathtaking annexe/guest house, “Willow Round House.” The current owners have created an extraordinary lifestyle at this property, having established a successful glamping business. However, the remarkable space and versatility on offer make this home adaptable to any number of unique lifestyle requirements.

Approached via a sweeping “in-and-out” driveway, the imposing main residence boasts 4,000 sq. ft. of beautifully presented accommodation. A selection of formal and flexible reception rooms caters perfectly to the ever-changing demands of modern family life. At the heart of the home lies a sociable kitchen with a breakfast bar, offering a wealth of fine cabinetry and serving as a natural hub, flanked by a snug and large garden room.

The first floor accommodates no fewer than five spacious bedrooms, including two with en-suites. The generous principal suite features a walk-in wardrobe in addition to its en-suite, while another en-suite bedroom is complemented by three further double bedrooms, all well-served by the central family bathroom.







A standout feature of this home is undoubtedly its extraordinary setting. The 20-acre plot offers a magical array of features and spaces to suit the most fulfilling of lifestyles. Lawned areas within the immediate curtilage of the home give way to thriving wildflower meadows, interwoven with cut paths that lead to orchards, allotments, and smallholdings. Surrounding the property are approximately 7 acres of mature woodland, providing a haven for wildlife and a magical retreat for all to enjoy—whether for children building dens or for peaceful morning strolls. The woodland also conceals tranquil ponds, peaceful glades, and decked areas for two yurts, forming part of the popular glamping business established by the current owners.

The property includes a vast array of outbuildings, such as multiple stores, a large double garage, a workshop, a gym, and a large shower block to serve the glamping site. The crowning glory of the outbuildings is the breathtaking “Willow Round House.” This handcrafted woodland cabin, a celebration of natural materials, is already a hugely popular holiday let. Its extraordinary charm also lends itself beautifully to use as an inspiring creative space, a studio, or simply a sanctuary to escape the demands of daily life.





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

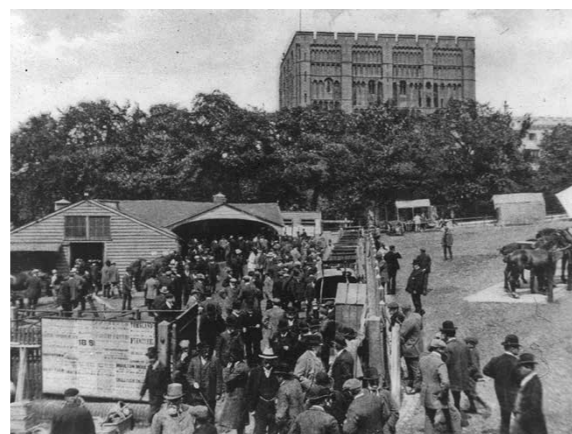
Weston Longville, a vibrant village just eight miles from the edge of Norwich, the iconic cathedral city, offers a warm and welcoming community atmosphere.

At the heart of village life is the charming village hall, hosting a variety of activities including cinema screenings, fitness classes, social events, and celebrations. Families will appreciate the delightful playpark for young children, while nature enthusiasts can enjoy picturesque countryside walks right on the doorstep.

The village falls within the catchment area for the well-regarded Reepham High School, with a nearby primary school catering to younger children.

Close by, the village of Lenwade offers additional amenities, including a traditional fish and chip shop, a butcher, a baker, a garage, and its own primary school. The scenic Marriott's Way cycle path, connecting Norwich to Reepham, also runs through Lenwade, offering a wonderful route for cycling and walking enthusiasts.

The historic city of Norwich, just eight miles away, has been a centre for writers, radicals, and free spirits for over a thousand years. Today, its beautifully preserved medieval streets are home to a thriving community of independent businesses, a dynamic food scene, and a well-established arts culture, making it a hub of creativity and inspiration.



Note from the Vendor



“We have absolutely loved the wildlife, views and space to breathe, the sense of space inside the house and reading by the wood-burners.”



SERVICES CONNECTED

Mains electricity. Oil fired central heating. Water via borehole. Drainage via sewage treatment plant. The property also benefits from solar panels.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref:- 2803-3945-1202-3864-1200

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: ///geologist.bunny.finest

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SOWERBYS

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