



THE STORY OF

# Thatch Cottage

*Weston Longville, Norfolk*

SOWERBYS



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# Thatch Cottage

Weston Longville, Norfolk  
NR9 5LB

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Built Circa 1700

New Thatch, Heating and Electrics

Approx. 1.1 Acre Plot (STMS)

Cinema Mezzanine Level

Easy Access to A47

Quiet Village Location

Outdoor Office/Studio/Bar

Approved Planning Permission  
for Barn-Style Extension

Planning Reference No. 2023/3339

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Steeped in history and brimming with character, this enchanting thatched cottage, dating back to circa 1700, offers a rare chance to embrace idyllic countryside living in a peaceful village setting. Recently re-thatched and set within a generous 1.1-acre plot (STMS), the property provides ample space for outdoor enjoyment, future development, and a true sense of rural tranquillity.

With approved planning permission for a substantial barn-style extension (South Norfolk Planning Ref. 2023/3339), there is exciting potential to expand while preserving the cottage's historic charm. Whether you choose to enhance the existing home or realise a grander vision, this property is rich with opportunity.

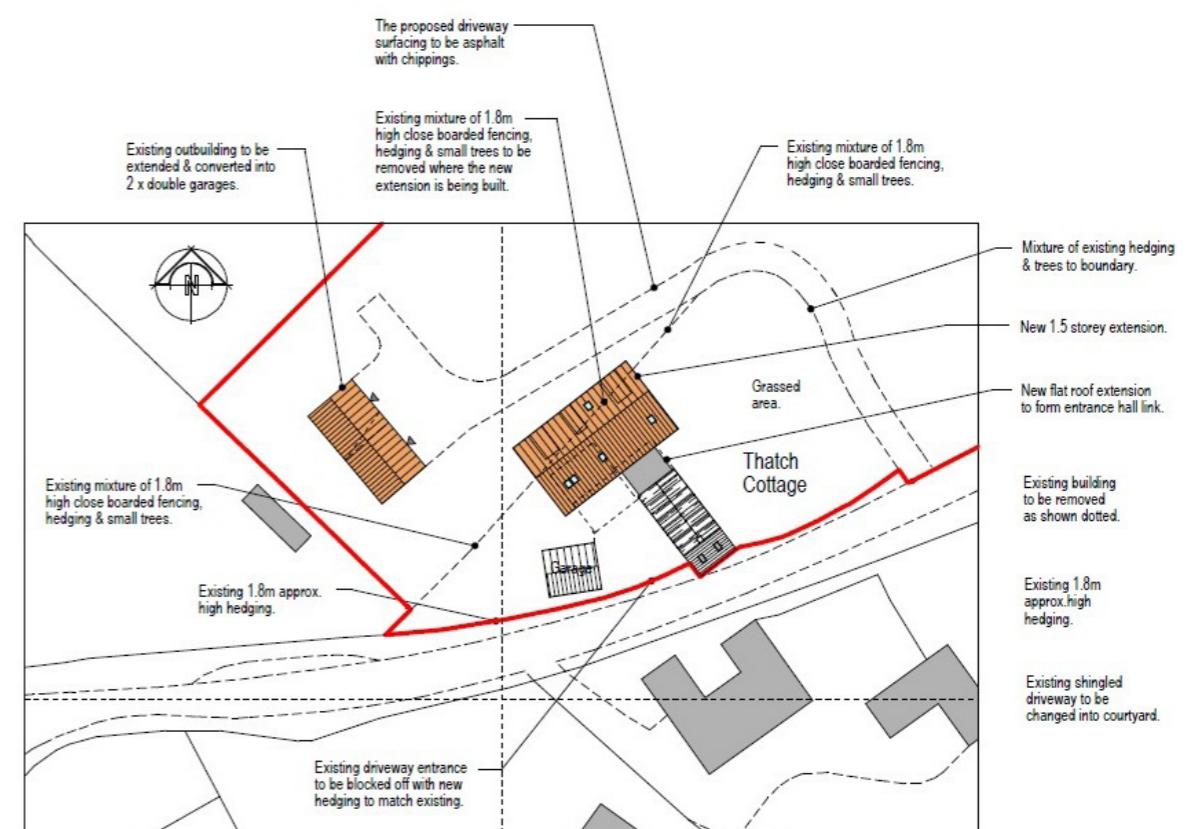
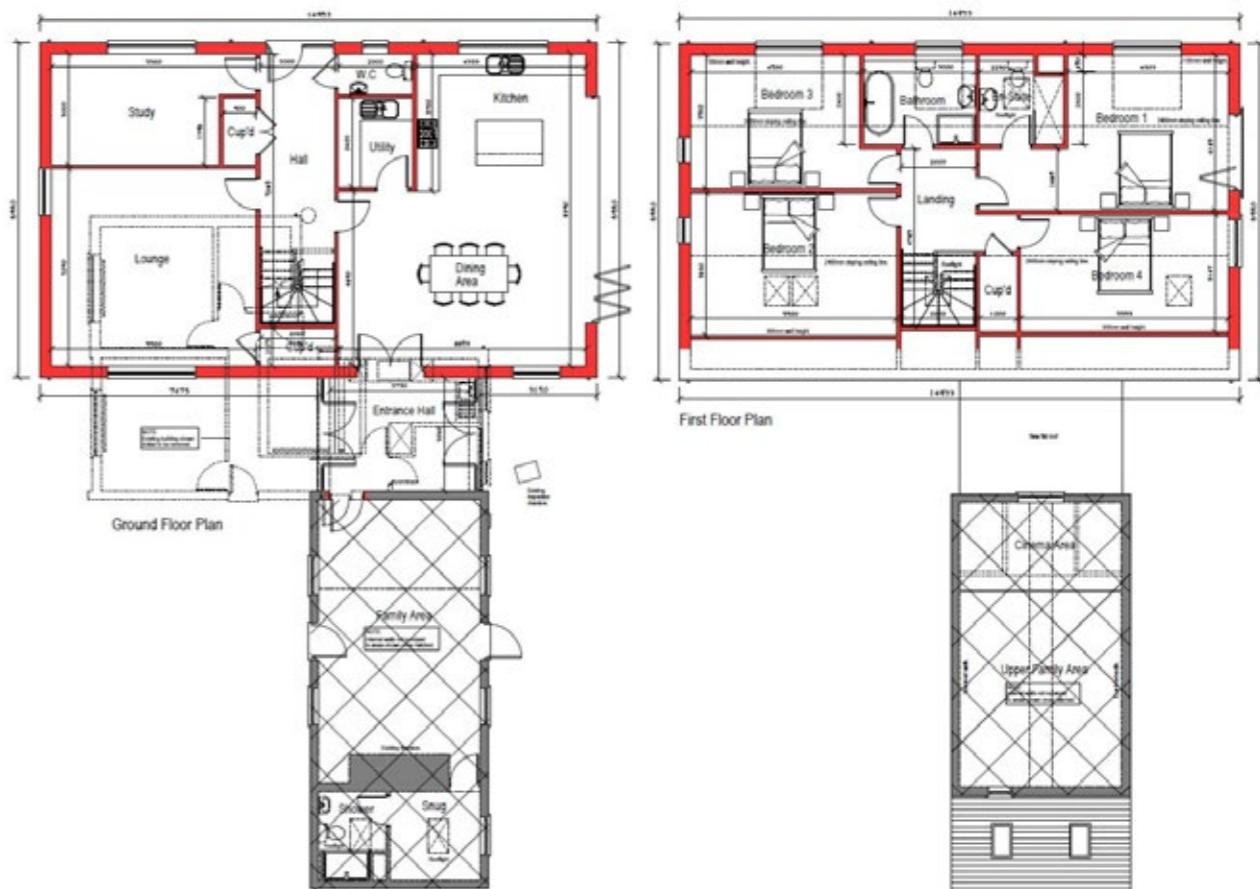
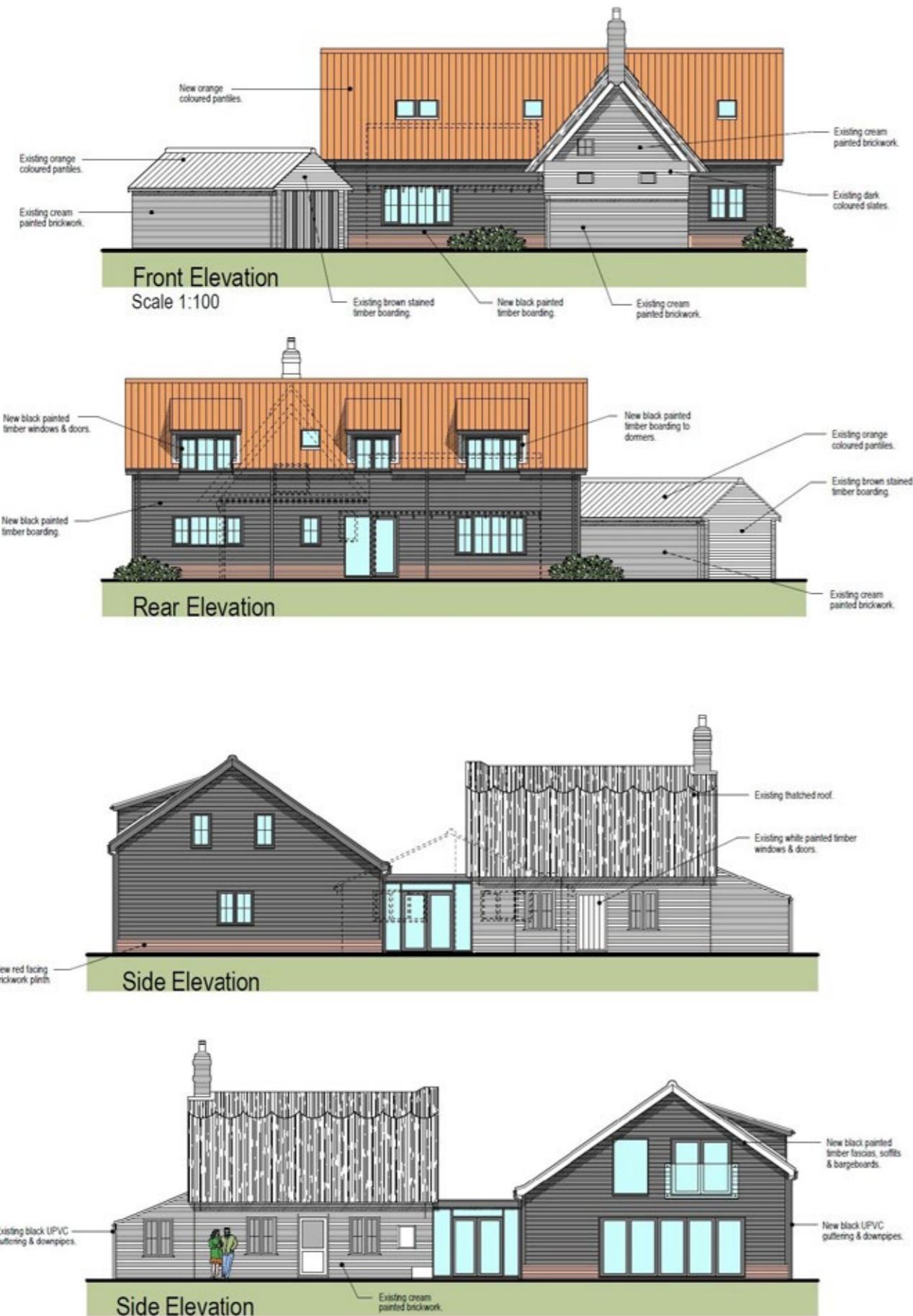
Adding to its versatility, a fully fitted outdoor office studio is already in place, complete with a kitchen and shower room—perfect for remote working, guest accommodation, or even a creative retreat.

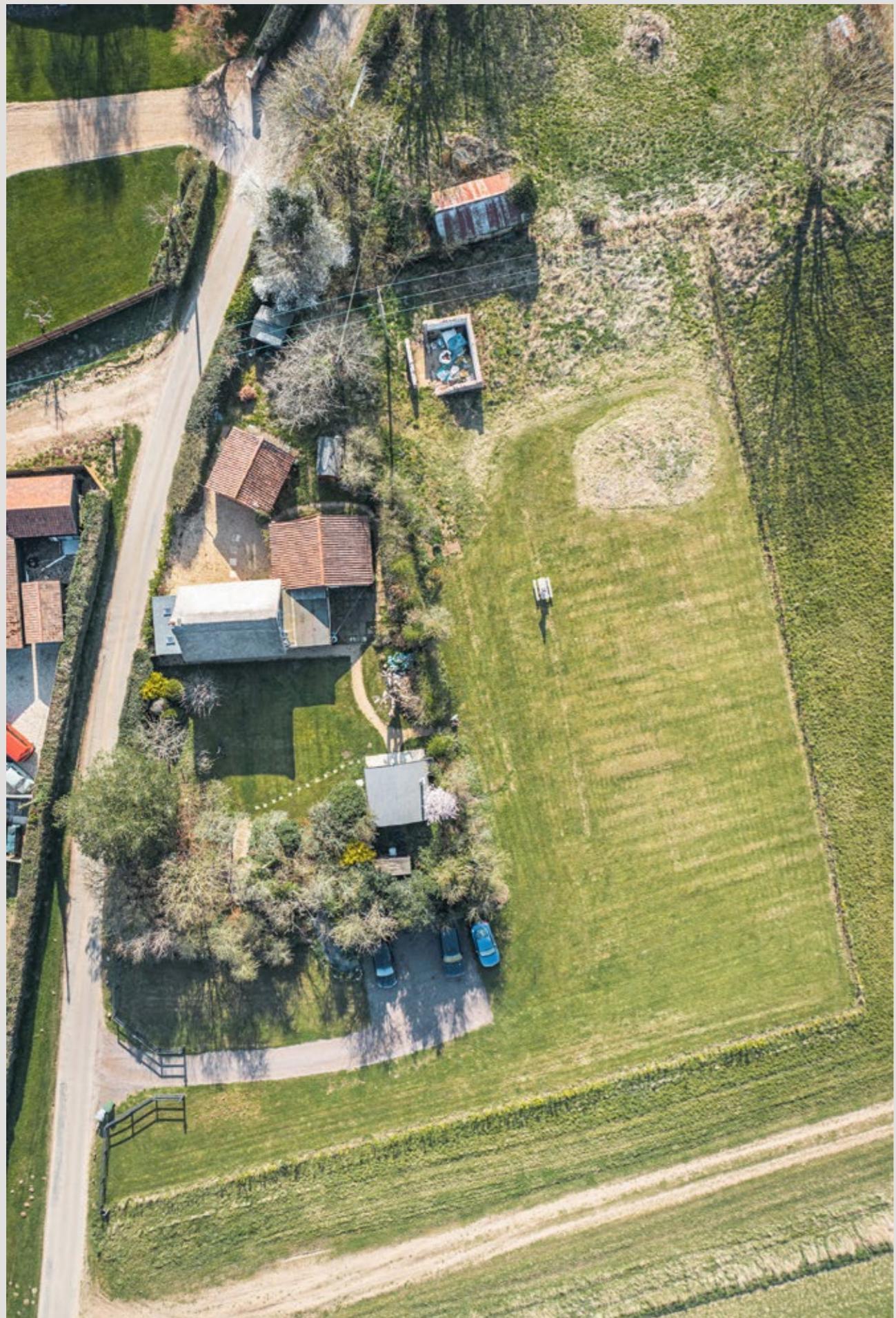
Surrounded by open countryside with sweeping field views, this charming home offers privacy and seclusion while remaining well connected to local amenities and the A47 for easy access beyond. Whether you dream of restoring, extending, or simply enjoying its timeless appeal, this unique home is ready to offer its next owners something truly special.





## PROPOSED PLANS & ELEVATIONS





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

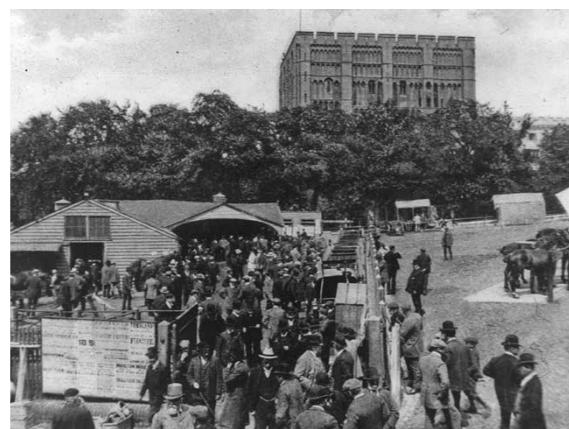
**A**n active village, Weston Longville situated just eight miles from the outskirts of the cathedral city of Norwich, with amenities including a gastro pub, golf club and the Lakeside Country Club in nearby Lyng and a local equestrian centre.

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.

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



“...this charming home offers privacy and seclusion while remaining well connected to local amenities...”



## SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. LPG fired central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

F. Ref:- 7835-7724-5400-0031-9226

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: //hacking.duos.raft

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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