



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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Beautifully finished and thoughtfully converted, Two Duck Barn is a striking barn-style home set within a stunning countryside position in the sought-after village of Weston Longville. Clad in timber and sitting proudly within its plot, this newly completed home blends contemporary design with subtle nods to its agricultural heritage, creating a property that feels both characterful and refined.

The heart of the home is a spectacular vaulted kitchen and living space, designed for modern living and sociable entertaining. Double-height ceilings and exposed steelwork add drama and texture, while expansive glazing and bi-fold doors flood the space with natural light and draw the outdoors in. The kitchen is finished to a high specification, with sleek cabinetry, integrated appliances and a generous breakfast bar that naturally becomes the hub of daily life. Whether hosting friends or enjoying quieter moments, the layout flows effortlessly and adapts with ease.

The accommodation throughout is notably versatile, offering four to five bedrooms that can flex to suit changing needs - from guest rooms and home offices to creative or wellness spaces. The principal bedroom enjoys the luxury of an en-suite shower room and a peaceful outlook across the gardens, while the remaining bedrooms are served by a beautifully finished family bathroom. Practical touches, including a utility room and cloakroom, enhance day-to-day living without detracting from the home's clean, contemporary feel.

A standout feature of the barn is the additional upper-level space, where the structure's steel frame is proudly on display. This impressive room offers endless potential - a principal suite, studio, games room or yoga retreat - allowing future owners to truly tailor the home to their lifestyle.



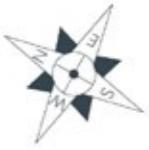


Outside, the gardens wrap around the property, providing a generous and private setting ideal for entertaining, relaxing or simply enjoying the surrounding countryside. To the front, there is parking for several vehicles, complemented by an electric car charging point. The home benefits from air source heating and underfloor heating throughout, ensuring comfort and efficiency year-round.



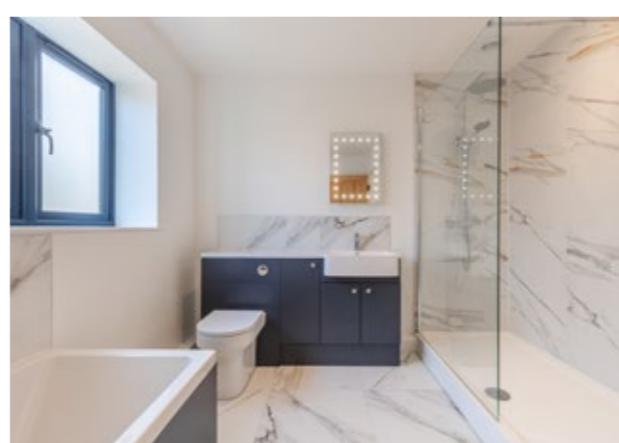
Two Duck Barn offers a rare opportunity to acquire a newly finished barn-style home, combining high specification living, flexible accommodation and a beautiful rural setting - a home ready for its next custodian to enjoy from day one.





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



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

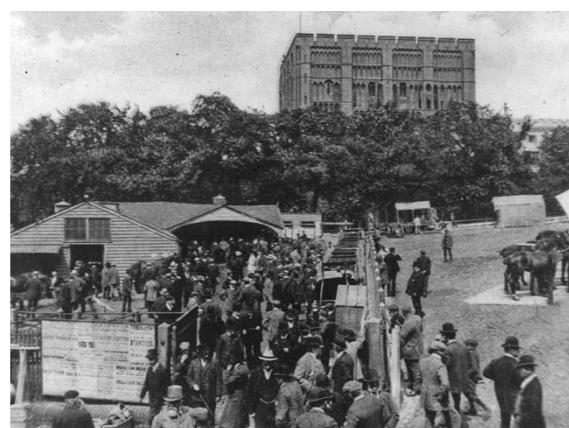
QUAINT VILLAGE ON THE OUTSKIRTS
OF NORWICH

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.



Note from Sowerbys



Taverham Mill, approx, 4 miles away

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



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.

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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