“Bordered on two sides by trickling streams, landscaped gardens wrap around this cottage so pretty, big Norfolk skies and wildlife aplenty make this a wonderful rural retreat. Yet you’re close to the village and part of the community, within reach of the coast and a short drive from the city, with a property full of character and plenty of comfort, this home is hard to beat!”
An impressive Detached, Period Family Residence situated within Generous Grounds which extend to 0.6 of an acre (stms)

- Three Receptions: Ground Floor Cloakroom
- Kitchen Breakfast Room with separate Utility/Boot Room
- Four Bedrooms to include Master Bedroom with En-Suite Shower Room
- Main Family Bathroom
- Garage with converted Separate Workshop/Studio
- Offering Views over adjoining Farmland
- The Accommodation extends to 2,127sq.ft
- Energy Rating: C

If you’re after a place where you can truly relax, breathing in the fresh air, growing your own fruit and veg, watching the birds and enjoying your own space, you must view this beautiful period home. Sitting in generous gardens yet close to all amenities, it’s an appealing place with great charm and has been a much-loved home to the current owners for over 30 years.

A Home With Real Heart
The property was originally two fishery cottages for workers on a former trout farm. They were most likely built in the early 1900s and renovated in the 80s, just before the current owners came here in 1987. “Our children were 8 and 6 and we were looking for a long-term home. They grew up here and the house worked so well for us through every stage of family life. The kids have now flown the nest and return to stay on occasion, one with his own family in tow, so while it’s time for us to move on, it will be hard for us all to say goodbye to the place that’s played such a large role in our family life over the past three decades.”

Stunning Surroundings
The house sits in generous grounds that wrap around on all sides and the plot is part-bordered by streams, one of which delineates the boundary between Broadland and Breckland. The owners have worked with an award-winning landscape gardener to design the surroundings and the results are most impressive. It’s idyllic and tranquil with a whole host of wildlife. “We have even seen a kingfisher on the pond and often get nuthatches, pheasants, woodpeckers and so much more.” There’s a pond with a pretty Japanese-style bridge, a long lawn, a secret garden with flowerbeds and a vegetable patch, as well as an attractive Mediterranean garden and rockery. There’s plenty of room for children to play and lots to please a keen gardener too!

A Place Of Pleasure
The conservatory allows the owners to feel as though they’re making the most of the garden, even when the weather doesn’t co-operate. It’s also a lovely entertaining spot. The main reception is stunning and a really good size: “We have a baby grand in here,” the owners laugh, but the room still retains that cosy, cottage feel. The owners love entertaining and have enjoyed many celebrations at the cottage, including one for their 40th wedding anniversary. Keen musicians, they also host a Christmas party annually with around 60 guests coming for food, drink and music. But it’s the everyday family things the owners will miss the most – watching their grandchildren play football on the lawn, growing goodies in the fabulous and unusually warm greenhouse (this has a brick wall that soaking up the sun and slowly releases the heat back) and hearing owls in the garden after dark.
Country With Community
You're surrounded by countryside here with very little passing traffic, well away from main roads and rat runs alike. Yet you have easy access to the A47, Broadland Northway and Norwich, and you are only 20 minutes from Dereham and Fakenham and just over half an hour from the coast. “We have lovely walks around here as well as the dinosaur park, fishing lakes and golf course just down the road. We’re also lucky to be part of a friendly community and have great pubs and regular events in the village, including cinema nights, art clubs and more, with a playground and football pitch by the village hall.”

The Accommodation
Taking in the front elevation, you move through into the…

Entrance Hall
Immediately you note the window to the side elevation and the stairs that rise to the first floor. Under which you discover a sliding door into the…

Ground Floor Cloakroom
Fitted with a two piece suite comprising of a low level WC, a pedestal hand wash basin and an obscured window to the side elevation. A door to your left leads into the…

Formal Dining Room
Here you discover a window, with views to the front aspect, as well as a serving hatch into the kitchen/breakfast room. From here you can move into the…

Main Sitting Room
A triple aspect room that allows plenty of natural light to flood in. Taking centre stage within the room is the brick fireplace with a tiled hearth and inset wood burner. Double doors provide access into the…

Conservatory
You note the tiled flooring underfoot. The conservatory provides wonderful views over the landscaped garden and beyond. Double doors provide access out to the terrace.

Moving back through to the entrance hall, you move through to the…

Kitchen/Breakfast Room
You note the tiled flooring underfoot, whilst cabinets can be found to three aspects contrasting well with the work surfaces. Integrated within is a single bowl sink unit with mixer tap over, whilst there is space for an electric oven. Also within the kitchen is an area for white goods, to include space for an under counter fridge freezer and slim-line dishwasher. As mentioned earlier there is a serving hatch into the dining room. There is a window to the rear and side elevation, whilst you note the built in cupboard. A door from here leads into a very useful…

Boot Room/Utility Area
With space for white goods to include a washing machine and tumble dryer with a vent. Within this space you discover the oil fired boiler. A door provides access to the side elevation, whilst a window to the rear aspect provides light.
Moving back to the entrance hall, you move up the stairs to the first floor landing, where you discover the four bedrooms and main bathroom.

**Bathroom**
Fitted with a three piece comprising a panel bath, low level WC and a pedestal wash basin. There is an obscured window to the side aspect, whilst the room is fully tiled and has an electric heated towel radiator. There is also a shaver point.

**Bedroom Three**
A good size double room with a built-in wardrobe, hanging rail and overhead storage. You note the window with secondary units.

**Bedroom Four**
This room is located to the rear of the home, with a window to the rear aspect. A good size single bedroom or alternatively could be utilised as a study.

**Bedroom Two**
Located to the front of the home with dual aspect windows and bespoke built-in wardrobes with a cupboard and shelving.

Upon the landing area you discover an airing/laundry cupboard.

**Master Bedroom**
Dual aspect windows provide beautiful views over the rear landscaped garden. This room has double built-in wardrobes with overhead storage, whilst a door leads you into the en-suite shower room. Fitted with a shower cubicle, low level WC, pedestal wash basin and an obscured window to the rear aspect. You note the electric heated towel radiator to one wall.

**The Outside**
The property is approached from the road by a shingle driveway. A double five-bar gate allows access on to the main driveway, which provides substantial off-street parking. This driveway then leads to the garage and studio. This is a large single garage with an electric up and over door, which is fitted out with power and light. There is a window to the rear aspect. Adjacent to the garage is a UPVC part-glazed door that provides access into an office/studio. There are windows to front, side and rear aspects that allow in plenty of natural light. This studio also has power and light connected. Behind the garage and tucked away you discover a cedar wood greenhouse, again with power connected. There are two parts to the garden: a more secluded area of lawn, flower and shrub borders, summer house, fruit trees and vegetable plot, all partly bounded by a sweeping yew hedge; and secondly, a large area of stretching lawn with mature shrubs and specimen trees, pond, Mediterranean area, rockery and wrap-around terrace.
Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed
On Your Doorstep...
The nearby village of Lenwade is set on the River Wensum with good village shops and pub. It is also home to the recently relocated state of the art Royal Norwich golf course and the popular Dinosaur Adventure Park, which is ideal for a fun family day out. Alternatively, Sparham Pools nature reserve is a short distance away in Lyng offering pleasant walks for wildlife enthusiasts.

“One of the benefits of living in Weston Longville is being so close to the A47. It takes about 25 minutes to get to Norwich from here, and less to Dereham. We have three golf clubs close by, Royal Norwich, Wensum Valley and Barnham Broom. There are some lovely places to visit such as the Dinosaur Park and Pensthorpe. This house is also in a great position for getting to The Broads and North Norfolk.”

How Far Is It To...
Weston Longville is approximately 10 miles north east of Dereham and 14.5 miles south east of Fakenham. Often described as the ‘Gateway to the north Norfolk coast’, the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. For more information go to: www.fakenhamweb.co.uk. The market town of Dereham hosts a Tuesday and Friday market. A large leisure centre has recently opened and there is a swimming pool, golf course, squash club, three-screen cinema, a large library, Morrisons, Tesco and a good range of shops and restaurants. Norwich is approximately 11 miles east of Lenwade and offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia.

Directions
‘Leave Norwich on the A1067 Fakenham Road and pass through the village of Morton On The Hill. After about one mile take the road on the left signposted The Dinosaur Adventure Park (known as Roarr). Pass the entrance to the Park on the left and then take the first turning on the right onto Lyng Easthaugh Road. Follow this for about half a mile and the property will be found on your left-hand side, identified by a Fine and Country For Sale sign.

Services
Oil Central Heating, Mains Water, Private Drainage via Sewage Treatment Plant, Solar Panels (owned by the vendors)
Broadland District Council
Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, United Arab Emirates and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.