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Bespoke.



Weston Longville

Norwich, NR9

“The barn is located in the perfect area - particularly if you enjoy good restaurants, long walks and a game of golf.”

Our sellers







Introduction

Christmas Barn was originally built as a dairy in the 1850s before becoming the subject of an ambitious self-build which saw it transformed into a three-bedroom home. Completed just in time for Christmas 2021, it's every bit an occasion house, ideal for hosting friends and family and finished with all the charm you would expect to find in a Norfolk barn conversion. Think exposed brick walls, timber ceiling beams, double-height ceilings and a stylish yet neutral colour palette.

Inside

Accommodation is arranged in an L-shape and divided into two distinctive wings. There is plenty of space to relax, dine and entertain in the open-plan living space, which is accentuated by the double-height ceilings and natural light. Hosts will no doubt love the kitchen, which features quartz worktops and a Range-style cooker that blends the contemporary with the rustic.

There's also an additional reception room, plant room and three en suite bedrooms, which sit side by side off the welcoming entrance hall.

Outside

At Christmas Barn, indoor and outdoor spaces blend together seamlessly, creating the impression of one big space that's ideal for hosting. There is a surprising amount of outdoor space thanks to two distinct courtyard gardens and even an outdoor bar which is housed in its own designated outbuilding. Plenty of off-road parking is provided by a gravel driveway at the front.



Reception Rooms

The open-plan kitchen and living area is very much the heart of the home. Functional yet sociable, it's well-kitted out with solid cabinetry and modern appliances, as well as a central island and built-in pantry. The main living area is immediately accessible and sits under a bright, light and airy double-height ceiling.

French doors to either side offer direct access to the garden, which creates a free-flowing space and allows guests to filter in and out at their leisure. Whether it's a festive party or a cosy family gathering, it's a space that can work around you.

Bedrooms and bathrooms

There are three en suite bedrooms in total, all on the ground floor. The principal bedroom also has the added benefit of a mezzanine area above which could offer space for a games area, reading nook or further storage.

Features

One of the most distinctive features of Christmas Barn is its lighting, which has been carefully installed to a high spec. Its owners have been able to use this to create different moods at different times of day and, even at night, soft mood lighting accentuates the barn's unique architectural details.

Over the past year, the current owners have made several improvements to the property creating private outdoor spaces.

Practicalities

The kitchen is well-kitted out with a good range of base and wall units, 30mm quartz work surfaces, range cooker, large pantry cupboard, built-in dishwasher and space for a large fridge and freezer.

A separate reception room is currently used as an office and has an adjoining cloakroom, while the plant room offers additional utility space.

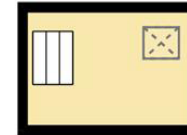
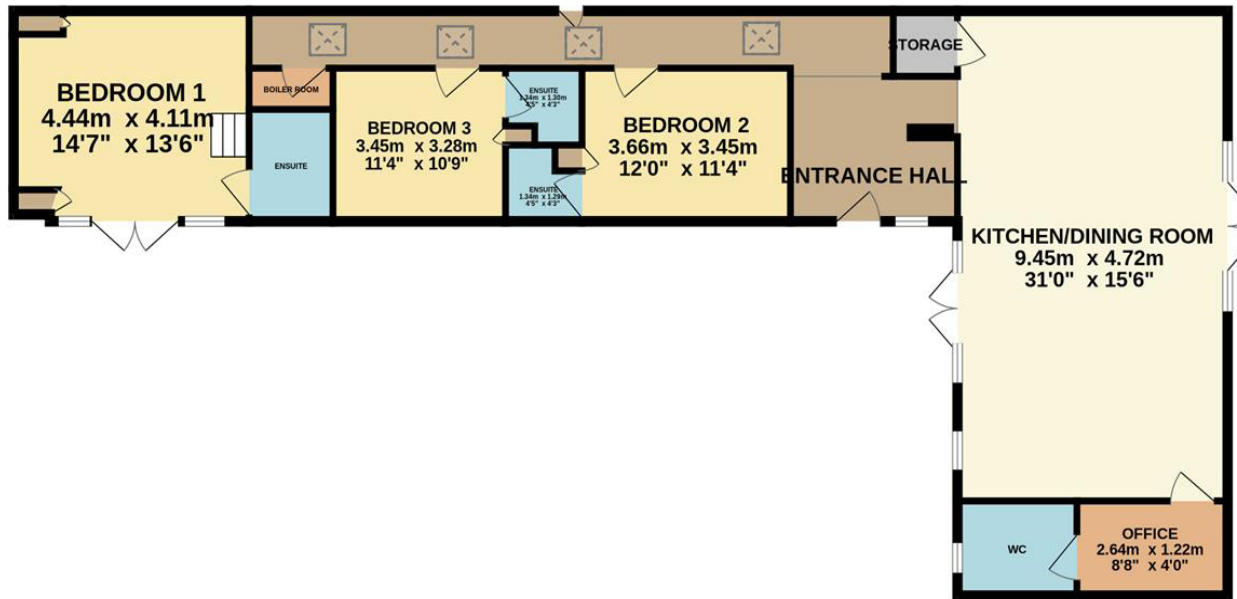
Heating and hot water is provided by an air source heat pump and there is under-floor heating throughout. It's also double-glazed.

Services

Mains electricity, cesspit drainage, air source power

EPC Rating

The energy performance rating for this property is to be confirmed.



TOTAL FLOOR AREA : 111.5 sq.m. (1201 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Location

Weston Longville is located around eight miles from Norwich and has several amenities close by, including a pub, doctor's surgery, village hall and church. It is also well-connected by road, with the A47 and Broadland Northway close by.

Families

The parish is desirable with families thanks to its rural, out-of-the-way feel, although it's still well-connected. Dereham, Fakenham and even the centre of Norwich are all nearby and each offer education facilities across the age ranges. Roarr!, the dinosaur adventure park, is also within easy reach.

Local Authority

Broadland.



Our agent's view

"This really is an astonishing home and I think it will tick a lot of boxes for buyers, offering plenty of flexible (and sociable) living space, first-class finishes and an enviable location which would suit so many lifestyles.

From Christmas Barn, The Honingham Buck is just eight minutes away and the stables at the Royal Norwich golf course and Parson Woodforde are within walking distance.

It's a really grown-up property but could easily suit a family, too. Or it could be a holiday home - after all, the fishing lakes at Lenwade are close by and there are four 18-hole golf courses within a six-mile radius."

Samuel Le Good | Partner





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Samuel Le Good | Partner

samuellgood@abbotfox.co.uk | 01603 660000 | 07915 660981 | @samuellgood

Kingsley House
2a Upper King Street
Norwich
NR3 1AH



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