Field Farmhouse, Weston Longville, Norwich NR9 5JT



Cruso & Wilkin

Field Farmhouse

Weston Longville, Norfolk

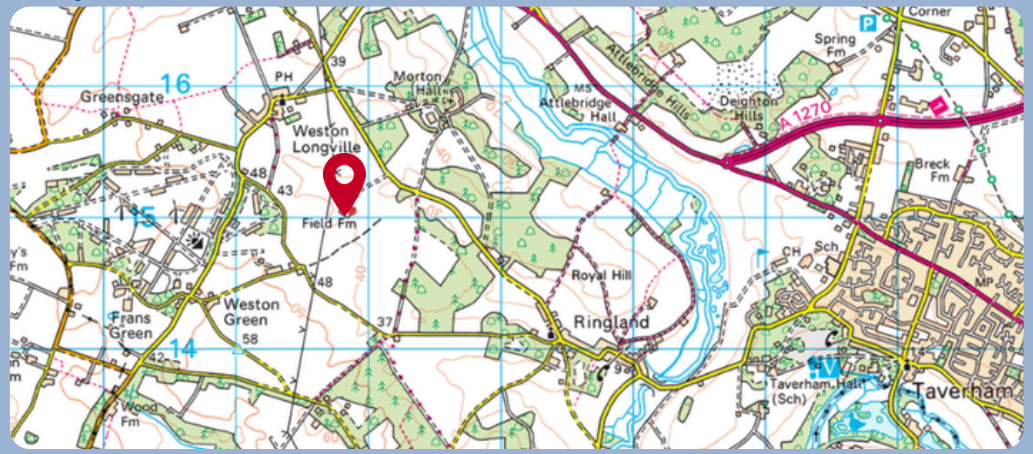
To Let £1,950pcm 4 1

We are delighted to offer this 4 bedroom farmhouse situated on the outskirts of Norwich.

Location

The property is located in the parish of Weston Longville, Norfolk, which is 13.5 miles from Norwich City centre and 26 miles from the coastal town of Cromer. There are many local amenities close to the property to include ROARR, The Bug Parc, The Parson Woodforde Pub and B&B, The Swan at Ringland together with Longwater Retail Park and The Norfolk Showground.

Weston Longville is a small rural village and civil parish in the Broadland district of Norfolk. It sits within countryside characterised by arable farmland, woodland, pasture, hedgerows, and the nearby River Wensum valley.





Directions

From Fakenham take the A1067 (Pensthorpe Road), and continue for 16.5 miles until reaching the village of Morton on the Hill. Then take a right onto Marl Hill Road, and then a left onto Ringland Lane. Continue for 0.5 miles until you see a private track, signposted “Field Farm”. Continue on the track until you come to a pair of cottages on the right-hand side. Field Farmhouse is located at the end of the drive on the left-hand side.

From Norwich direction, take the A1067 (Fakenham Road), heading north-west towards Fakenham, and continue for approximately 10 miles. Before reaching the village of Morton on the Hill turn left onto Marl Hill Road, and then a left onto Ringland Lane.

Nearest Postcode:
NR9 5JT

What3words:
///signal.nurtures.crystals

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Description

Field Farmhouse is a four bedroom detached property of traditional red brick construction under a pantile roof.

The property benefits from an attractive south-facing rear terrace incorporating a raised timber deck with pergola, creating an ideal space for outdoor dining and entertaining. Mature climbing plants provide a charming feature and seasonal interest, while steps lead down to the landscaped garden. The rear elevation combines character brickwork with modern glazed doors and a garden room extension, allowing excellent connectivity between the indoor and outdoor living spaces and pleasant views across the surrounding countryside.

Outside, the property benefits from spacious garden and ample parking for at least 2 vehicles.







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Accommodation Details

Ground Floor

Entrance:
A practical and characterful entrance porch providing an ideal transition space between the house and gardens. Featuring exposed red brick walls, a tiled floor and a glazed roof allowing excellent natural light. The porch offers ample space for coats, boots and outdoor equipment, with direct access to the utility room and internal accommodation. This versatile area serves as an attractive boot room well suited to country living.

Playroom: 3.24m x 2.75m: A bright and versatile reception room benefiting from sliding glazed doors opening directly onto the external decking area and gardens beyond. The room enjoys excellent levels of natural light and attractive rural views, creating an ideal space for a home office, playroom, study or additional sitting room. Finished with wood-effect flooring and neutral décor, the room offers flexible accommodation to suit a variety of lifestyle requirements.

To the rear of the porch is the Utility.

Utility Room: 6.44m x 3.65m: A spacious and practical room providing excellent ancillary storage and laundry facilities. Fitted with a range of base and wall units, work surfaces and sink. There is space for washing appliances and additional white goods. Character features include exposed brickwork, painted ceiling beams and dual-aspect windows. Ample floor space for storage, outdoor equipment and day-to-day household use, the room is ideal for a rural property.

To the rear of the Utility is a small storage room.

Back Storage Room 4.06m x 3.09m





Ground Floor cont'd...

Kitchen 4.55m x 3.66m: A spacious farmhouse-style kitchen fitted with an extensive range of shaker-style base units and solid wood work surfaces. The Range cooker is a great focal point of the kitchen set within a recessed cooking area with decorative tiled splashback, complemented by open shelving and ample preparation space. The room provides generous space for a family dining table and benefits from tiled flooring, exposed timber detailing and neutral décor throughout. A practical and welcoming "heart of the home".
Directly off the Kitchen is one spacious Pantry Room housing the fridge and dry goods, and another small Pantry housing kitchen appliances.

Living Room 4.70m x 4.53m: A charming and characterful reception room featuring a substantial exposed brick inglenook fireplace, creating an attractive focal point. The room benefits from high ceilings, a large sash-style window providing excellent natural light and views over the grounds, together with neutral décor and fitted carpets.

Office: 4.99m x 4.44m: A generously proportioned room currently used as a spare bedroom, with a large window overlooking the grounds. The room features attractive fitted shelving and cupboards, flanking a decorative fireplace, providing useful built-in storage and display space. Finished in neutral décor with fitted carpeting. The bedroom offers ample space for freestanding furniture.















First Floor Accommodation
First Floor Landing

The first floor offers a bright and spacious landing with front and rear views.

Master Bedroom 4.64m x 4.57m: A generous double bedroom offering an abundance of natural light from a large window overlooking the surrounding grounds. The room provides ample space for a king-size bed and additional bedroom furniture, with neutral décor and fitted carpets.

Bedroom Two 3.79m x 3.64m: A well-proportioned double bedroom benefiting from a large window. The room offers space for a double bed and furniture, together with useful built-in wardrobe storage. Finished in neutral décor with fitted carpets. The room provides comfortable and versatile accommodation suitable as a guest bedroom, children's room or home office.

Family Bathroom 2.61m x 2.07m: A well-appointed family bathroom fitted with a modern white suite comprising panelled bath, wash hand basin with vanity storage and low-level WC. The room benefits from a separate glazed shower enclosure, contemporary fitted cabinetry, tiled walls and attractive patterned flooring.

Bedroom Three 3.57m x 2.63m: A bright and well-presented bedroom enjoying views over the gardens. The room offers comfortable accommodation for a single bed or bunk beds, and benefits from neutral décor, fitted carpeting and ample space for storage furniture. This room provides flexible accommodation to suit a range of purposes.

Bedroom Four: 4.94m x 4.59m: A spacious double bedroom enjoying excellent natural light from a large window overlooking the surrounding gardens. The room offers space for a double bed and furniture, and benefits from fitted carpets.













Boundaries, Plans, Areas, Schedules and Disputes

The Landlord will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the letting Agent whose decision acting as Experts shall be final.

Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Landlord's Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

Measurements

All measurements and areas are approximate. While we endeavour to make our Letting particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Local authority & Countil Tax

The Council Tax Band for this property is E, with £2,940.60 being payable in the year 2026 / 2027.

Broadland Local Planning Authority
The Horizon Centre
Peachman Way
Broadland Business Park
Norwich, NR7 0WF

Phone: 01603 431133

Deposit

A deposit of £2,250 will be payable prior to the commencement of the tenancy. The deposit is held by the Landlord as stakeholders who are members of the Tenancy Deposit Scheme in compliance with current legislation. Please note the following applies to the deposit held at the end of the Tenancy:

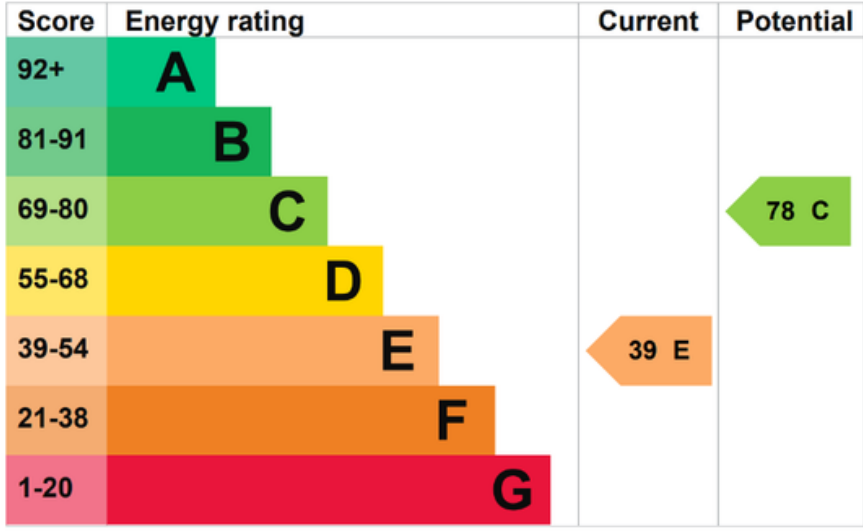
1. Return of the deposit will be held by cheque or direct payment to the bank only.
2. If the Tenancy is held in joint names we shall require joint instructions on how to return the deposit.
3. In the event of a dispute at the end of the Tenancy the deposit will be held pending agreement between Landlord/Tenant as to the amount of any dilapidation's payable.

Services

The property benefits from mains electricity, borehole water and oil-fired central heating.

Energy Performance Certificate

The EPC for this property is an E, with an expiry of March 2032.



Cruso & Wilkin





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Tel: 01553 691691

Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Tenants are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of let.

Important Notices

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.
No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Landlord.

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