

19 Hoe Road
Longham | Norfolk | NR19 2RP

FINE & COUNTRY

SECLUSION, SPACE & COUNTRYSIDE



This superb detached family home was built in the style of a Norfolk long house
and enjoys a wonderfully private position, set well back from a quiet lane in the village of Longham.
With a sunny south-facing garden,
sweeping field views and grounds of around three-quarters of an acre.



KEY FEATURES

- A Superb Detached Family House built in 2021, in the Village of Longham
- Three First Floor Bedrooms and a Ground Floor Bedroom or Study
- Principal Bedroom with Juliet Balcony and En Suite Shower Room
- Family Bathroom with Roll Top Bath and Separate Shower
- Open Plan Kitchen and Dining Room with Island and Range Cooker
- Triple Aspect Living Room with Roof Lantern and Wood Burner
- Study/Snug, Utility Room and Ground Floor Cloakroom
- Underfloor Heating to the Ground Floor
- Grounds of approximately 0.75 acres with South Facing Rear Garden
- Large Decking Area and Timber Clad Storage or Workshop Building
- Shingled Drive with Parking for Several Vehicles
- Planning Permission for a Detached Garage with First Floor Storage
- Total Accommodation extends to approximately 2,023 sq.ft
- Energy Rating: B

Completed in 2021 and enlarged in 2025, the house pairs the proportions of a new build with a traditional Norfolk exterior of coach house brick and oak cladding. Not overlooked and sitting centrally in its plot, this is an outstanding opportunity for a family needing space indoors and out.

The Perfect Location

"We were attracted to the area as it is a prime spot within reach of two main towns, the city and the coast," the owners said when asked what first drew them to the plot they had set their sights on. Longham itself is a small parish of a little over 200 people, recorded in the Domesday Book and served by the medieval church of St Andrew and St Peter. The owners also believed the location was ideally placed for primary and high schools, and described it as a great area for families. "We moved in the end of 2021, ready for Christmas," the owners said. "It was designed to be a Norfolk long house, sitting proudly on its plot," they added. The low, long form, the dormers and the coach house brickwork all follow that intention. The kitchen, dining area and living room run as one long sequence, with no shortage of floor space in any of them. "It really is a family home made for entertaining," the owners said. Yet the setting is quiet.

Room By Room

An oak framed porch opens into an entrance hall laid with wide oak boards, with an oak staircase and glazed balustrade rising to the first floor. Two rooms lead off the hall, the first of them a ground floor bedroom or home office with its own walk-in wardrobe, which is actually plumbed in and could be turned into a wet room if desired. The second, is in use as a study and snug. The open plan kitchen and dining room runs under exposed oak beams. Cream shaker cabinets line two walls, with quartz worktops, a butler sink below the window and a range cooker against a stainless steel splashback. An island carries a wine cooler and seats four. The utility room beyond has a second sink and a door to the garden, with a cloakroom alongside. A sliding barn style door opens from the kitchen into the living room, added in 2025. Exposed brick forms one wall, a wood burner stands on a slate hearth and full height glazed doors open onto the deck. "There is a large roof lantern in the lounge, bringing light into the generous proportions," the owners said.







KEY FEATURES

Upstairs, the principal bedroom has French doors to a Juliet balcony and its own shower room. A second double bedroom looks out through a dormer, and a third bedroom has a sliding door and fitted wardrobe. In the family bathroom there is a copper roll top bath and a separate shower, with slate flooring and two roof windows.

Improvements & Refinements

The single largest change came four years after the owners moved in. “The lounge was added in 2025, which really completed our home and made a huge difference to us,” the owners said. The second addition was made outside at the same time. “A large decking area has also been added, bringing together the lounge and kitchen areas,” they noted.

Favourite Spaces

“Our favourite areas of our home are the kitchen and family area, going through to the lounge. We have spent many a time with friends and family here. We really appreciate the space,” the owners said. The living room comes into its own in winter. “It is so nice to relax in, with the addition of a wood burner, and underfloor heating throughout the ground floor, bringing warmth and cosiness in the colder months,” they added. In the warmer months they are drawn outside. “We really enjoy the decking between the lounge and the kitchen. It is peaceful and private,” the owners remarked.

The Outside

The shingled drive provides ample parking for six or more vehicles, with lawn to either side. Nothing about the outside was chosen at random. “The dark anthracite clay roof tiles help to emphasise the coach house bricks and white mortar. The addition of some oak cladding brings it together,” the owners noted. The grounds extend to approximately 0.75 acres and the house sits centrally within them. “The actual plot is beautiful as it is rectangular, and has a south facing rear garden and field views,” the owners said. The rear is laid to lawn, a tidy blank canvas in the owners’ words, while the front is shingle and grass. “The house is set well back from the road, affording privacy. We are not overlooked,” they added. The timber deck links the living room and kitchen doors and catches the evening sun. A timber clad 20ft container serves as garden storage and workshop. Planning permission was granted in October 2022, reference 3PL/2022/0929/HOU, for a detached garage with two open bays, an enclosed bay and storage above. The 2025 extension was built under the same consent. Wildlife is part of the daily view. “This brings along with it an abundance of nature, deer, birds, squirrels,” the owners said.

On Leaving

When asked what they will miss most, they replied that they will miss the home they helped to design, and the wonderful way of life it has given them. They spoke of the flow of the house for friends and family, of how peaceful it has always been with the countryside on the doorstep, and of the memories made here.








SIEMENS





























INFORMATION



On The Doorstep

Longham is a walking and cycling village rather than a commuter one. “We enjoy walking in and around our village. It is not on a main road,” the owners said, adding that the country lanes are good for dog walking. A walking and cycling group meets at the White Horse, the village free house, which has four handpumps, a large garden and three letting rooms, and holds live music and occasional beer festivals through the year. The village hall, with a playing field alongside it, runs keep fit classes. “We have some great pubs nearby,” the owners noted. The White Swan at Gressenhall was bought by the village in 2020 and reopened two years later as a community pub, and the Brisley Bell, an award-winning 17th century inn on the common, is a short drive to the north.

How Far Is It To?

Gressenhall, under 2 miles away, has a village shop and post office, and is home to Gressenhall Farm and Workhouse, the Norfolk Museums Service site with its working farm and gardens. There is a primary school at Beetley, and Litcham School, a few miles west, takes pupils from 4 right through to 16. Dereham has supermarkets, a market, a leisure centre, a golf course and the Mid-Norfolk Railway heritage line, and Swaffham, 10 miles west, offers a Waitrose. Dereham is 5 miles away, around 10 minutes by car, and Fakenham is 11 miles to the north. The A47 is picked up at Wendling, about 3 miles to the south, giving a run of roughly 24 miles into Norwich, some 40 minutes by road. Norwich station serves London Liverpool Street from around 1 hour 50 minutes, while King’s Lynn, 23 miles to the west, runs to Cambridge and London King’s Cross. The north Norfolk coast is within easy reach, with Wells-next-the-Sea about 20 miles away and Holkham a little beyond it. Norwich International Airport is around 21 miles.

Directions

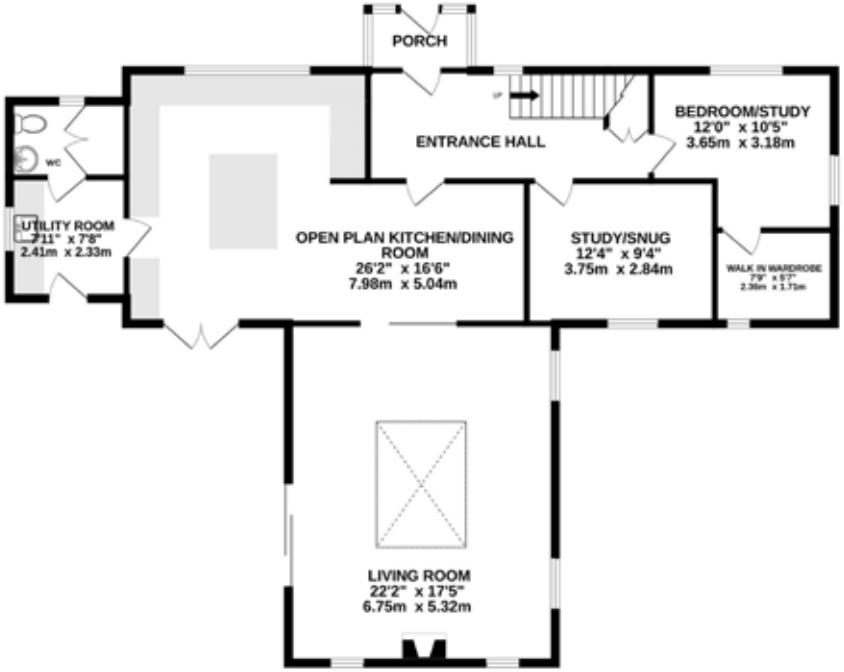
From the centre of Fakenham, leave the town on the B1146 signposted to Dereham. Continue south through Colkirk, Brisley and Beetley. After 6.6 miles, turn right at the junction and follow the B1145 as signposted to King’s Lynn and Mileham. After approximately 1 mile, leave the B1145 with a left turn into Reed Lane Once on Reed Lane, take a left turn which leads to the direction of Gressenhall. After a short distance there is then a right turn which takes you on to Hoe Road. The property will be found on the right-hand side, as identified by a Fine & Country For Sale Board.

Services, District Council and Tenure

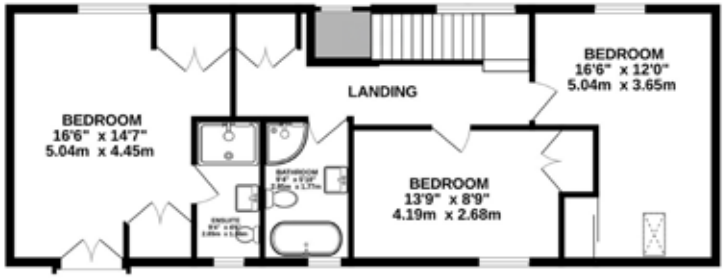
Air Source Heat Pump, Underfloor Heating to the Ground Floor, Mains Water
Mains Electricity, Private Drainage via Treatment Plant
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Breckland District Council - Council Tax Band E
Freehold

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GROUND FLOOR
1273 sq.ft. (118.2 sq.m.) approx.

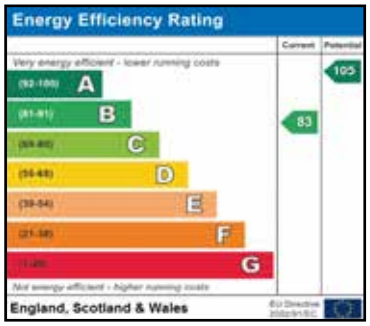


1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 2023 sq.ft. (187.9 sq.m.) 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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