



THE STORY OF

The Old Stables

Filby, Norfolk

SOWERBYS



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Filby, Norfolk
NR29 3HN

Stable Conversion

Four Ground Floor Bedrooms

Two En-Suites and a Family Bathroom

Utility Room and Cloakroom

Vaulted Family Room

Abundance of Natural Light

First Floor Modern Kitchen

First Floor Vaulted Sitting Room

First Floor Dining Room

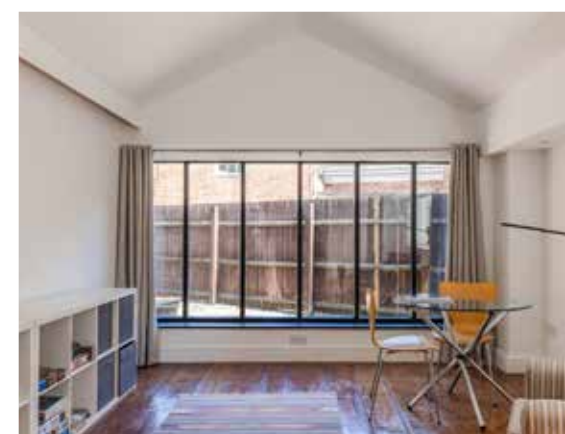
Walled South-Facing Landscaped Garden

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The Old Stables is a striking and innovative conversion, seamlessly blending contemporary design with timeless character. Once part of the historic Filby Hall estate, the property carries notable heritage significance and a deep-rooted connection to the area's past—an evocative link that enhances its unique appeal.

Bathed in natural light thanks to thoughtfully integrated ground-floor and ceiling glazing, this home offers a bright, welcoming atmosphere throughout. A prime example of its luminous charm is found in the reception hallway, where daylight cascades from above, creating a dramatic and elegant first impression.

The accommodation is both generous and versatile. The ground floor hosts four beautifully appointed bedrooms, two of which benefit from en-suite facilities, alongside a stylish family bathroom. A particular highlight is the family room, a vaulted space that showcases floor-to-ceiling glazing, flooding the room with natural light and creating an inviting setting for relaxation or entertaining. Additional practical spaces include a utility room and a separate cloakroom.

A staircase leads to the first floor, revealing a spectacular vaulted sitting room. With exposed roof trusses, polished timber flooring, and picturesque views over the garden, this room combines rustic elegance with modern comfort. The well-fitted kitchen provides ample storage and workspace, while a flexible additional room—currently arranged as a sociable dining area—offers scope for various uses, such as a home office or snug.



Externally, the cottage-style walled garden was once a showpiece, thoughtfully landscaped to maximise its potential. Designed with outdoor living in mind, it features a southerly aspect, perfect for alfresco entertaining, with a raised deck, manicured lawn, specimen box balls, hedging trees, and two mature Magnolia trees. A delightful surprise awaits in the form of a secret walled outbuilding, ideal for discreet storage or potential conversion (subject to planning).

To the front, there is ample parking, completing this charming and unique offering.





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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Filby

SERENITY WITHIN THE TRINITY BROADS

Nestled amidst the serene Norfolk countryside, Filby embodies the essence of rural tranquillity within the picturesque Trinity Broads.

At the heart of the village stands All Saints Church, a charming 16th-century square-towered building that adds a rich historical presence to Filby's characterful streetscape.

Filby Bridge Restaurant, a popular waterside dining spot, offers scenic views across the Broads and a delightful menu, making it a local favourite for relaxed lunches or evening meals. Just a short distance away in Rollesby, visitors can enjoy The Tacons Farm Shop and Café, well-regarded for its fresh, locally grown produce and seasonal treats.

Filby is more than just beautiful surroundings—it has a thriving village community. Each year, it proudly hosts Filby in Bloom, a multi-award-winning initiative that transforms the village with vibrant floral displays, reflecting the residents' passion for their home.

Essential amenities include a convenient parade of shops with a general store and post office, a nursery and primary school rated 'Good' by Ofsted, and a modern village hall and recreation ground, making it a practical and attractive place for families seeking a rural lifestyle with a strong sense of community.

Nearby in Fleggburgh, The Kings Arms offers warm hospitality, award-winning cuisine, and boutique B&B accommodation—ideal for guests or a weekend getaway.

Just a short drive away, Great Yarmouth provides a classic seaside experience, with golden beaches, lively piers, amusements, and rich maritime heritage. For those seeking more urban excitement, Norwich lies approximately 18 miles west, a dynamic medieval city known for its magnificent cathedral, Norman castle, vibrant arts scene, and unique shopping in the Norwich Lanes.

Transport links are excellent, with both Great Yarmouth and Norwich offering direct rail services to London Liverpool Street, and easy access to the A47, making Filby well connected yet delightfully removed from the bustle of city life.



Note from Sowerbys



“...this home offers a bright, welcoming atmosphere throughout.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 8992-1503-5829-4177-6013

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.

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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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