



THE STORY OF

Dairy Farm

Riddlington, Norfolk

SOWERBYS



THE STORY OF

Dairy Farm

Riddlington, Norfolk
NR28 9NS

Grade II Listed Characterful Home

Sitting Room with Feature Fireplace

Bright and Airy Dining Room
With Impressive Inglenook

Modern Well-Fitted Kitchen

Well-Appointed Utility Room and Cloakroom

Principle Bedroom with En-Suite

Bedroom and Dressing Room
(Formerly a Bedroom)

Modern Family Bathroom

Gravelled Drive to the Side

Well-Landscaped Garden to the Rear

Fine Terrace and Established Planting

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Dairy Farm is a beautifully presented and characterful Grade II listed home, offering spacious living with a wealth of natural light. Set in a sought-after location close to the stunning Norfolk coastline, this exceptional property seamlessly blends period charm with modern comforts.

The sitting room is both generous and full of character, featuring an impressive fireplace that serves as a striking focal point. The dining room is an inviting and sociable space, ideal for entertaining guests. The kitchen is a dream for any keen cook-well laid out with ample workspace and storage. Just off the kitchen, a superb utility and boot room provide direct access to the terrace, making day-to-day living both practical and stylish. A contemporary cloakroom completes the ground floor.

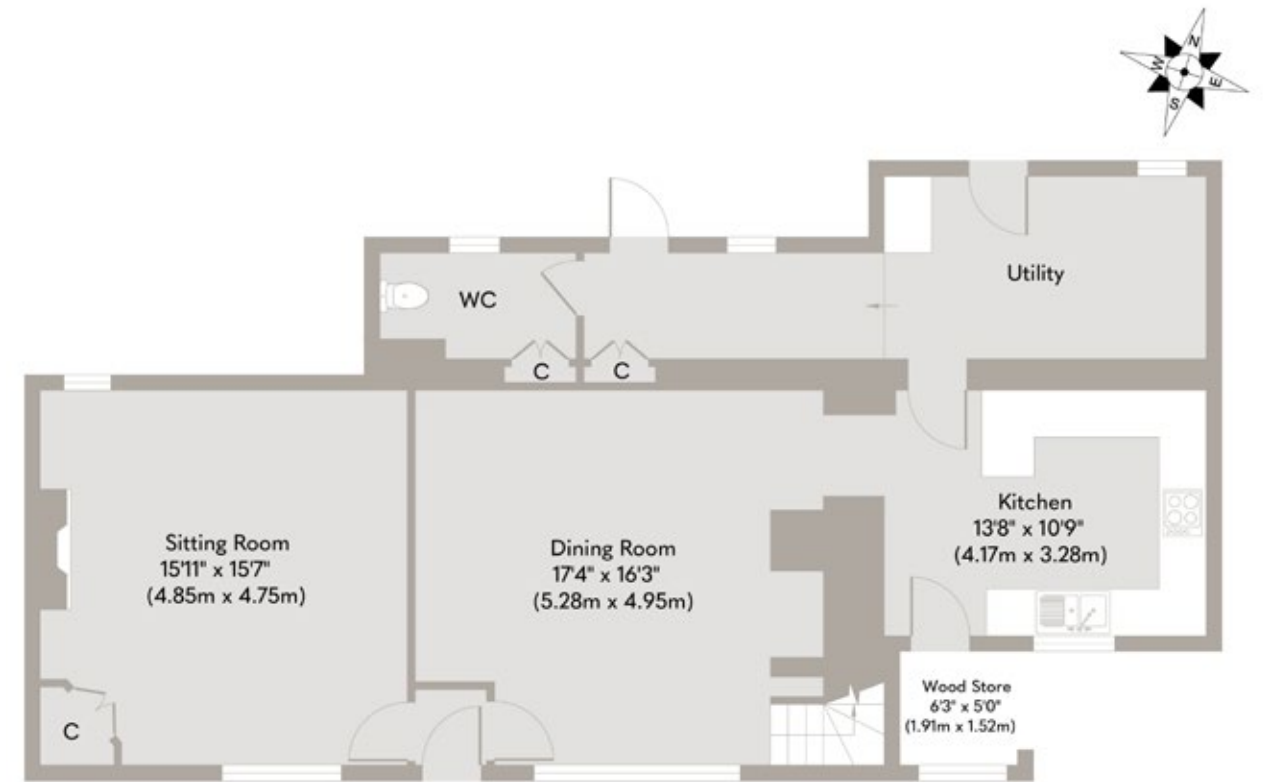
The first floor has been thoughtfully configured for the current owners but can easily be re-imagined to suit different needs. The principal bedroom is elegant and spacious, with a sleek, modern en-suite. A second bedroom and a well-appointed dressing room complete the upstairs. (The dressing room was formerly a bedroom and can be easily reinstated if desired.)

Outside, a charming low brick and flint wall frames the front of the property, with a central pathway flanked by clipped box hedging and a neat lawn leading to the front door. To the right, there is additional parking space, while to the left, a gravelled driveway offers ample parking and access to the rear garden. The mature boundary planting creates a picturesque setting, with sweeping lawns and a recently added retaining wall and entertaining terrace-perfect for outdoor living and relaxation.

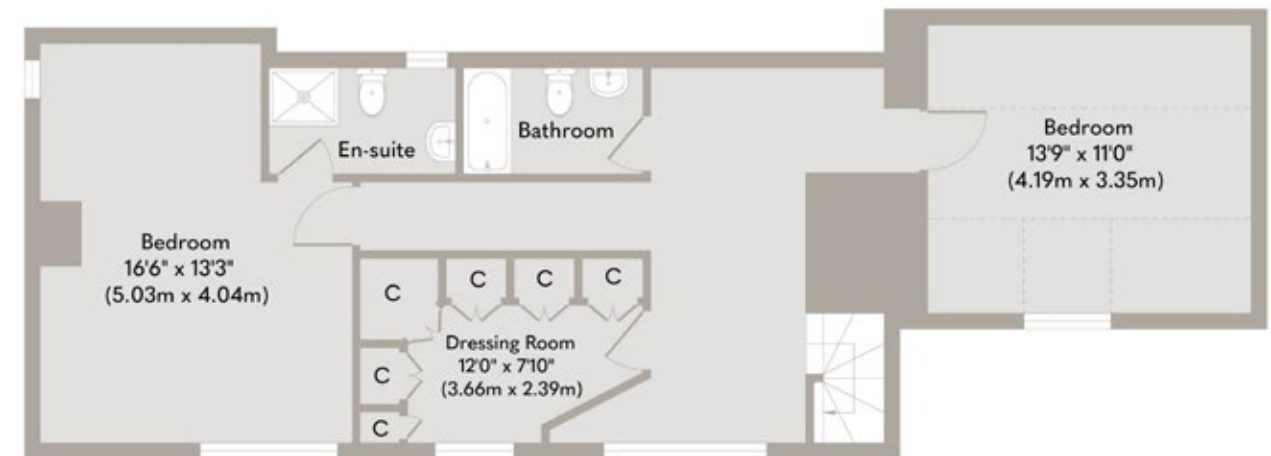


...this exceptional property seamlessly blends period charm with modern comforts.





Ground Floor
Approximate Floor Area
993 sq. ft
(92.25 sq. m)



First Floor
Approximate Floor Area
768 sq. ft
(71.34 sq. m)

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.

Copyright V360 Ltd 2025 | www.houseviz.com

Ridlington

PEACEFUL RURAL
RETREAT

Nestled amidst Norfolk's serene landscapes, Ridlington exudes tranquillity and charm, offering a picturesque retreat from bustling city life. Located within easy reach of Norwich, a city steeped in centuries of history and vibrant culture, Ridlington enjoys the best of both worlds - secluded rural beauty with urban conveniences just a short drive away.

Ridlington embodies the essence of rural Norfolk, characterised by its rolling fields, ancient woodlands, and winding country lanes. The village itself is a close-knit community where neighbours become friends, and local traditions thrive. Residents enjoy a peaceful lifestyle enriched by the natural beauty that surrounds them, making it an ideal haven for families and retirees alike.

For nature enthusiasts, Ridlington offers ample opportunities to explore the great outdoors. Nearby Norfolk Broads, a network of navigable rivers and lakes, invites boating enthusiasts and birdwatchers to observe diverse wildlife in its natural habitat. The coastline, just a short drive away, beckons with sandy beaches and coastal walks, perfect for weekend adventures or lazy summer days.

Despite its rural setting, Ridlington benefits from excellent transport links. Norwich's proximity means residents can easily access major cities like London via direct train routes, making commuting or city breaks effortless. Norwich International Airport further enhances connectivity, offering flights to UK destinations and beyond, connecting Ridlington to the wider world.



Note from Sowerbys



“Dairy Farm is a beautifully presented and characterful Grade II listed home, offering spacious living with a wealth of natural light.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///removers.soil.taxed

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

