



THE STORY OF

4 The Old Barns

Wood Dalling, Norfolk

SOWERBYS

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4 The Old Barns

Hall Road, Wood Dalling
NR11 6SR

Set in the Beautiful Grounds of Wood Dalling Hall.

A Quaint Countryside Haven

Immaculately Presented

Curtilage Listed

Double Height Sitting Room

Two/Three Bedrooms

Car Port

Awe-Inspiring Walks from your Doorstep

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“A harmonious blend of rustic character and modern comfort.”

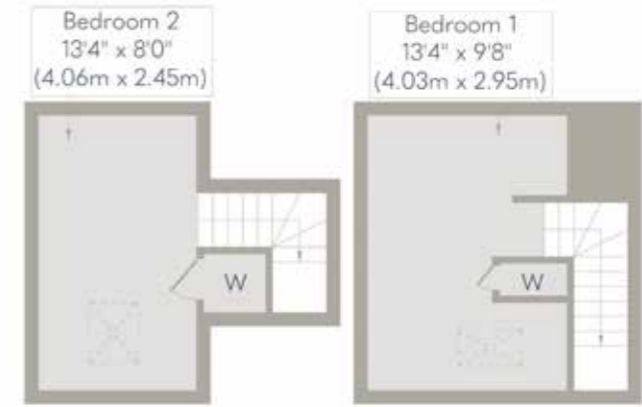
Discover the charm of 4 The Old Barns, hidden within the grounds of the incredibly impressive Wood Dalling Hall, in the quaint village of Wood Dalling. This enchanting property invites you to embrace countryside living at its finest.

Step inside this beautifully renovated barn conversion to find a harmonious blend of rustic character and modern comfort. The open-plan living space exudes warmth and versatility, perfect for both relaxed family gatherings and

elegant entertaining. Large windows flood the interior with natural light, illuminating the exposed beams and original features that add a touch of timeless elegance.

The well-appointed kitchen beckons aspiring chefs to unleash their culinary creativity, boasting sleek countertops, premium appliances, and ample storage space. Retreat to the inviting bedrooms, each offering a peaceful sanctuary to unwind and rejuvenate after a long day.





First Floor
Approximate Floor Area
307 sq. ft
(28.54 sq. m)



Car Port
Approximate Floor Area
277 sq. ft
(25.76 sq. m)

Ground Floor
Approximate Floor Area
545 sq. ft
(50.62 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.

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Outside, a private garden oasis awaits, where lush greenery and tranquil surroundings create an idyllic backdrop for outdoor enjoyment. Whether savouring morning coffee on the large wooden deck or hosting alfresco soirées under the stars, this serene space is sure to enchant.

Conveniently located circa 4 miles to Reepham, and around 9 miles to either Holt or Aylsham, but from our doorstep we find ourselves amongst endless scenic walking trails, 4 The Old Barns offers the perfect blend of rural tranquillity and modern convenience.

Don't miss your chance to make this extraordinary property your own – schedule a viewing today and prepare to fall in love with countryside living at 4 The Old Barns.



ALL THE REASONS

Wood Dalling

IN NORFOLK
IS THE PLACE TO CALL HOME



With St Andrews church in its centre, dating back to the 13th century, the village of Wood

Dalling is a picturesque, rural village in the heart of Norfolk.

The attractive town of Reepham is just 3.5 miles away and offers a highly regarded primary school and an ‘outstanding’ secondary school, which achieved the highest ofsted rating in the UK, and has an adjoining sixth form college. In the town there is a large park with a wide range of facilities including a large selection of shops including a bank, a newsagents, an artisan bakery, a post-office, a library, healthcare centre, pharmacy, greengrocer, butchers, a whole foods and hardware store, adventure playground and public tennis courts.

A strong sense of community thrives among the proud residents and local businesses of Holt, just 8 miles away, and many of the latter champion the local ‘Love Holt’ initiative which waves the flag for the independent shops that add vibrancy to the Georgian town

centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and ‘Poppy Line’ heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There’s no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham’s school. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



Note from Sowerbys



Wood Dalling Hall and grounds that surround.

“Lush greenery and tranquil surroundings create an idyllic backdrop...”



SERVICES CONNECTED

Mains Water and Electricity. Drainage via a shared septic tank.
Modern electric heating controlled remotely.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 0330-2808-3350-2704-7765

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.

LOCATION

What3words: ///straying.postcard.dozen

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SOWERBYS



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