



THE STORY OF

Dragon Hall

Southrepps, Norfolk

SOWERBYS



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Southrepps, Norfolk
NR11 8UX

Four-Bedroom Barn Conversion

Traditional Brick and Flint Build

Vaulted Drawing Room with Wood-
Burning Stove and Garden Access

Modern Kitchen with Aga, Breakfast
Bar, and Separate Utility Room

Private Upstairs Principal Suite
with En-Suite and Study Area

Three Ground-Floor Bedrooms
with Garden Access

Eco-Friendly Heating and Planning
Permission for Solar and Extension

0.71-Acre (stms) Plot with Terraces,
Lawn, and Countryside Views

Ample Parking and Double
Garage with Storage Space

Located Near Beaches, Village
Amenities, and Top Local Schools

SOWERBYS HOLT OFFICE

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Welcome to Dragon Hall, a captivating blend of timeless rural charm and sophisticated modern living. Located in the heart of North Norfolk's prized countryside, this exceptional four-bedroom barn conversion invites you to embrace a lifestyle where character meets contemporary comfort - just minutes from breathtaking beaches and idyllic village life.

Crafted from traditional brick and flint under a pitched tiled roof, Dragon Hall exudes understated elegance throughout. Step inside and you're greeted by a sense of light, space, and refinement that runs through every corner of the home.

At the heart of the home lies the stunning drawing room - an expansive, light-filled space with a soaring double-height vaulted ceiling, a warming wood-burning stove, and french doors that seamlessly connect indoors with the private garden beyond. Perfect for entertaining or quiet evenings by the fire.

The spacious kitchen is a contemporary countryside delight, complete with sleek fitted units, a sociable breakfast bar, and a traditional Aga for that perfect blend of heritage and convenience. A separate utility room offers practical storage and space for everyday appliances.

The principal suite is set on the upper level, offering tranquil privacy, built-in wardrobes, an en-suite shower room, and a galleried landing with a study area overlooking the reception space. Three additional bedrooms on the ground floor - all with french doors opening to the garden - ensure generous accommodation for family or guests. One features an en-suite, and all are complemented by a well-appointed family bathroom.





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Dragon Hall blends modern, energy-conscious living with countryside charm, featuring an air source heat pump and planning permission for PV solar panels and a rear extension (Ref: PF/22/2298).

Set within approx. 0.71 acres (STMS), the grounds offer a perfect blend of beauty and relaxation, with paved and gravel terraces for entertaining, an elevated lawn, and a wildflower meadow. Backing onto open countryside, the property enjoys uninterrupted views and a true sense of space.

A generous driveway, courtyard, and detached double garage offer secure parking and storage for vehicles and equipment.

In the popular village of Southrepps, close to Norfolk’s coastline, the property is near local amenities and excellent schools, including Beeston Hall.



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.

Southrepps

EXCELLENT ACCESS TO THE
COASTLINE AND NORWICH

Southrepps is a sought-after village where there is a strong community feel, glorious open countryside and excellent access to both the coastline and the city of Norwich.

Southrepps is home to a railway station which runs between Sheringham, Cromer and Norwich, a primary school and nursery, church, and a local family-run grocery store. The village hall holds regular quiz nights, shows and events as well as a playing field which is home to Southrepps F.C. and there is a well-equipped playground for the kids to enjoy.

If it's good food and drink you're after, the local pub doesn't disappoint - the Vernon Arms is a real asset to the village with its warm, welcoming and relaxed atmosphere, high-quality cask ales and its menu created from local seasonal produce. Southrepps is one of those timeless villages that manages to stay in touch with its roots and harbor a thriving community, so why not call it home?

The north Norfolk coast is just a few miles away and is designated an area of outstanding natural beauty with its mile upon mile of uninterrupted beaches and bird and nature reserves. There are stunning sandy beaches a short drive away, including Trimmingham, Overstrand and Mundesley.

The city of Norwich is just over 20 miles away, where you will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses.



Note from Sowerbys



“Backing onto open countryside, the property enjoys uninterrupted views and a true sense of space.”



SERVICES CONNECTED

Mains electricity, water and drainage. Heating via air source heat pump.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref: 0360-3992-8260-2207-7725

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: ///scorch.harnessed.email

AGENT'S NOTE

There is a right of way for the benefit of the neighbouring property over the drive of Dragon Hall. This is not their primary access and is infrequently used. Please request further information from our Holt office.

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.



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