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THE STORY OF

# Blue Tile Farm

*Wood Dalling, Norfolk*

SOWERBYS



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# Blue Tile Farm

Wood Dalling, Norfolk  
NR11 6SF

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Elegant Period Country Home Set in Generous  
Grounds Approaching One Acre (STMS)

Generous Accommodation Extending to 4,820 sq. ft.

Three Reception Rooms Offering Versatile  
Living and Entertaining Space

Six Spacious Bedrooms and Three Bathrooms

Character Features Throughout, Including  
Exposed Beams and Original Fireplaces

Impressive Open-Plan Kitchen and  
Breakfast Room with Garden Views

Superb 1,000 sq. ft. Barn Conversion,  
Ideal as Annexe, Studio, or Office

Private Driveway with Ample Parking,  
Double Carport, Garage, and Workshop

South-Facing Gardens with Sweeping  
Lawns, Terrace, and Countryside Views

Beautiful Rural Setting, with Views  
to Neighbouring Church Spires

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Set within glorious, generous grounds approaching one acre (stms), this exceptional period residence offers the perfect blend of timeless character and modern comfort. Extending to around 4,820 sq ft, the house is both elegant and practical, providing well-proportioned family accommodation in a sought-after rural setting.

Steeped in character, the property retains a wealth of original features, including exposed timber beams and traditional fireplaces, while benefiting from thoughtful modernisation by the current owners.

Recent improvements include new hardwood double glazing, updated plumbing, and enhanced insulation, ensuring the home is as comfortable as it is charming.

The property enjoys a light and airy atmosphere throughout, with three well-proportioned reception rooms providing excellent spaces for entertaining and family life. From cosy evenings by the fire to more formal gatherings, the versatility of these rooms ensures they cater to every occasion.

At the heart of the home lies the open-plan kitchen and breakfast room, a particularly impressive space with sash windows framing views over the rear gardens. This room is perfectly suited for relaxed family living, as well as hosting guests in style.

The accommodation is arranged over two floors, offering six spacious bedrooms and three bathrooms, each enjoying wonderful views across the gardens and surrounding countryside. The generous proportions and abundant natural light in these rooms create a calming atmosphere, making them ideal retreats at the end of the day.





Linked to the main house via a conservatory, the property also includes a superb self-contained barn conversion of approximately 1,000 sq ft. Currently arranged as a one-bedroom annexe, it offers excellent flexibility and could serve equally well as a guest suite, studio, games room, or dedicated home office.



The property is approached via a private driveway, offering ample off-street parking and excellent garaging facilities, including a double carport, garage, and workshop.

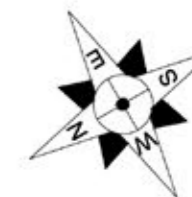
The south-facing gardens form an exceptional backdrop to the home. Laid mainly to lawn with established shrubs and hedging, they offer both beauty and practicality.

A spacious terrace provides the perfect setting for summer dining and entertaining, while far-reaching views of the surrounding countryside and neighbouring church spires add a quintessential rural charm.



This exceptional period residence offers the perfect blend of timeless character and modern comfort.





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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# Wood Dalling

HIDDEN HAVEN IN NORFOLK'S COUNTRYSIDE

Wood Dalling is a peaceful rural village nestled in the heart of the north Norfolk countryside, around 4 miles north of the charming market town of Reepham and 20 miles from the city of Norwich. Surrounded by open fields, quiet lanes, and mature woodland, the village offers a tranquil setting with a strong sense of heritage and natural beauty.

At the centre of the village stands the medieval Church of St Andrew, notable for its traditional round tower. The village is dotted with period cottages and farmhouses, giving it a timeless and unspoilt character.

Wood Dalling is ideally placed for outdoor pursuits, with numerous footpaths and bridleways offering excellent walking and cycling through scenic farmland and countryside. The Marriott's Way long-distance trail passes through nearby Reepham, while the Blickling Estate, owned by the National Trust, is just a short drive away.

Reepham itself provides essential amenities, pubs, and independent shops, and the wider area boasts easy access to the North Norfolk coast, with its sandy beaches, nature reserves, and picturesque villages like Blakeney and Cley-next-the-Sea.

With its rural charm, rich history, and convenient proximity to both coast and city, Wood Dalling is a hidden gem ideal for those seeking a quiet countryside lifestyle with plenty to explore nearby.



## Note from Sowerbys



Countryside Views

“The south-facing gardens form an exceptional backdrop to the home... a spacious terrace provides the perfect setting for summer dining and entertaining.”



## SERVICES CONNECTED

Mains water and electricity. Heating via ground source heat pump. Private drainage.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

D. Ref:- 2835-0029-0400-0057-6226

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: ///topping.others.shimmered

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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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