



COAST & COUNTRY LIVING

Finer Details



Vaulted Sitting room with a wood-burning stove

Kitchen/diner with vaulted ceiling

Utility

3 Double bedrooms

Master bedroom with an ensuite

Large family bathroom

Planning permission to add another bedroom/office

Spectacular lake views

Secret Garden

Large driveway with parking for several cars

Car Port

The Old Dairy is a single-level barn conversion situated in the popular town of Holt on the North Norfolk Coast.

Rarely does a property come available with so much to offer, being a stone's throw from Holt Country Park and all the boutique shops and eateries that Holt offers, with the coast on your doorstep as well as being only 4 minutes to the renowned Gresham's school, making this a fantastic place to live.

Situated down a long drive, set back from the road, the quiet location will be hard to beat.. The Old Dairy has been beautifully converted to the highest of standards to offer an amazing family home in a highly sought-after location. Internally, the vaulted ceilings create a real sense of space, whilst the large room dimensions offer great living space. There is planning permission in place to further extend, giving the new owners flexibility to create a home that works for their individual needs, whilst adding value.

As I Approach The Old Dairy, travelling down a long private drive with fields on either side, I realise what a quiet location this is whilst being close to everything! A 5-bar wooden gate opens up onto a large driveway with parking for several cars. The attractive traditional Norfolk flint and brick facade of the barn is sure to appeal.



Entering The Old Dairy into the entrance hall, it's clear that there has been so much attention to detail in the renovation. Turning right, I approach the large vaulted sitting room with dual aspect floor-to-ceiling windows and double doors that open out onto the patio area, allowing so much natural light to flood in.

The focal point of the room is the modern wood burner, which creates a cosy ambience whilst heating the barn in winter. The sitting room is a perfect place to enjoy family time whilst enjoying the views over the garden and fields beyond.





Flowing through nicely to the well-designed kitchen/ diner, this room will not disappoint, with solid wooden units and quality work surfaces as well as space for all the white goods you would expect. A large range cooker with extractor fan over and space for a dining table makes a wonderful place to dine and entertain. The vaulted ceiling gives a real sense of space, whilst a door from the kitchen out to the garden and patio makes a practical addition.







The Master bedroom has been dressed beautifully with built-in wardrobes and floor-to-ceiling windows that overlook the garden.

What a lovely view to wake up to!

An ensuite shower room with quality sanitary ware completed the master suite.

Moving along to the third double bedroom, which again features dual aspect windows and beamed ceilings in keeping with the property. This room is spacious and would make an ideal child's or guest room.

The family bathroom has been designed using fired earth tiles and quality sanitary ware, including a beautiful roll top bath and walk-in tiled shower. This room has a real feel of opulence, creating a wonderful space to relax and unwind.

A door from the bathroom leads through to the utility room with an exit to the outside.











The Old Dairy has planning permission to add another bedroom/office. This is a great opportunity to expand the property and add value if more space is required. Details can be found on the link provided on the Rightmove listing.

A real feature of The Old Dairy is the outside space. The secure front garden is laid to lawn with much attention being given to landscaping, including pathways, a patio and even a woodchip-fenced children's play area. There are plenty of mature trees and shrubs giving all-around colour.

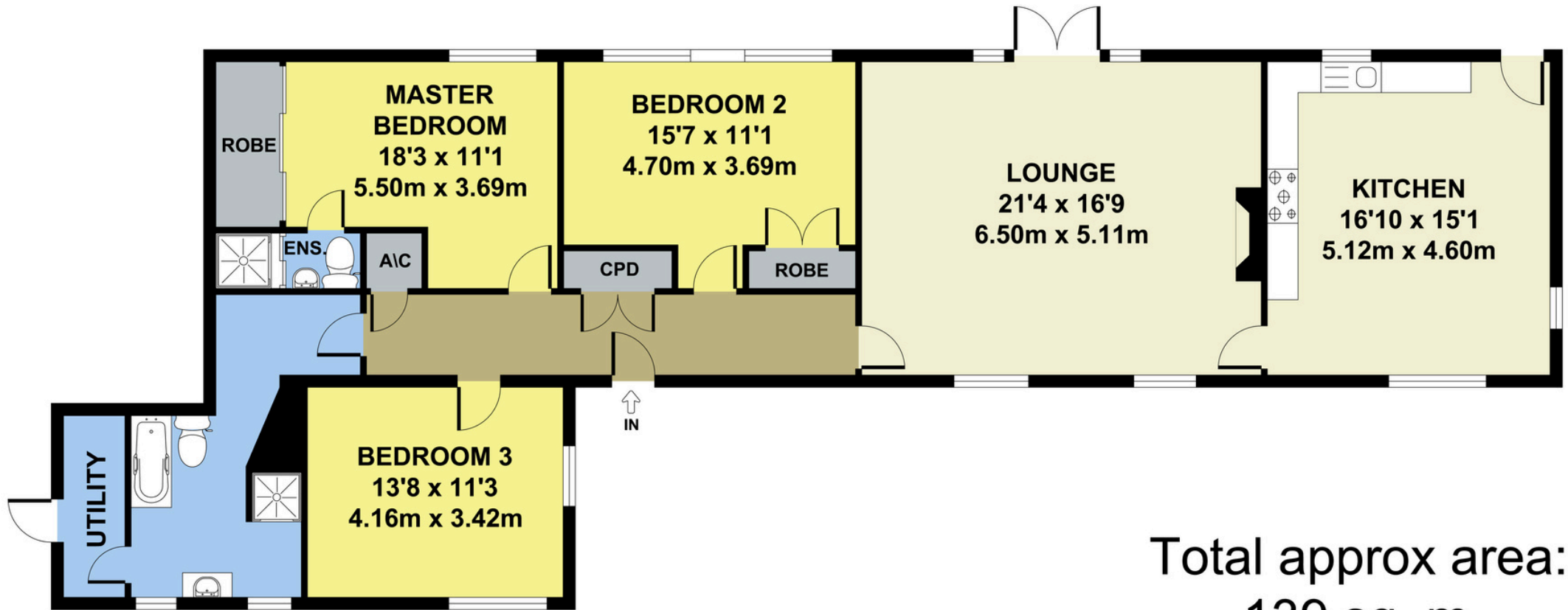


The double carport hides the entrance to the secret garden, which is a wonderful surprise to the property. Step through the doorway, and you are faced with the most amazing views over the countryside and a spectacular lake. The raised patio area is the perfect spot to enjoy the surroundings whilst catching the sun and to enjoy outside dining. The garden is walled with established planting and trees.









Total approx area:
139 sq. m
1496 sq. ft.