



THE STORY OF

# The Old Dairy

*Edgefield, Norfolk*

SOWERBYS



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# The Old Dairy

Edgefield Hall Farm, Holt Road, Edgefield,  
Norfolk, NR24 2RS

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Beautifully Converted Single-  
Storey Barn in Private Setting

Prime Holt Location, Moments  
from Town Centre and Coast

Vaulted Sitting Room with Floor-  
To-Ceiling Glazing

Spacious Vaulted Kitchen/Dining Room

Three Double Bedrooms, Including  
Principal En-Suite

Luxury Family Bathroom with Freestanding Bath

Landscaped Private Gardens

Lake and Countryside Views  
from the 'Secret Garden'

Large Driveway and Covered Car Port

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**SOWERBYS HOLT OFFICE**

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)





Set along a private driveway between Holt and Edgefield, The Old Dairy is a beautifully converted single-storey barn surrounded by countryside yet just moments from Holt's renowned independent shops, cafés, restaurants and the vast woodland walks. It offers the best of North Norfolk living, with the coastline and Gresham's School just minutes away.

Approached via a long private drive and secure five-bar gate, a substantial gravel driveway provides extensive parking for numerous vehicles, while the generous covered car port offers additional sheltered parking and storage.

Finished to a high standard throughout, the barn is defined by its impressive, vaulted ceilings, generous proportions and abundance of natural light. The stunning sitting room forms the heart of the home, with floor-to-ceiling glazing, a contemporary wood-burning stove and doors opening onto the gardens beyond.

The accommodation includes three spacious double bedrooms, including a principal suite with built-in wardrobes and en-suite shower room, alongside a beautifully appointed family bathroom featuring a freestanding bath and walk-in shower. A separate utility room adds practicality to the layout.

Outside, landscaped gardens wrap around the property, offering a variety of spaces to enjoy the surrounding scenery. Beyond the car port lies a hidden garden retreat, where breathtaking views stretch across open countryside to a spectacular lake, creating a setting that feels truly special.

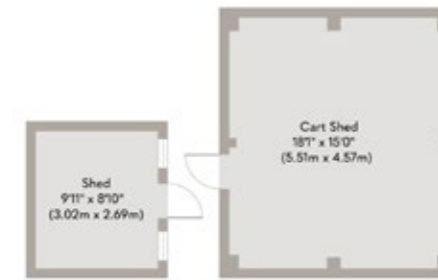
The Old Dairy offers a unique opportunity to enjoy a relaxed rural lifestyle in one of North Norfolk's most desirable locations.



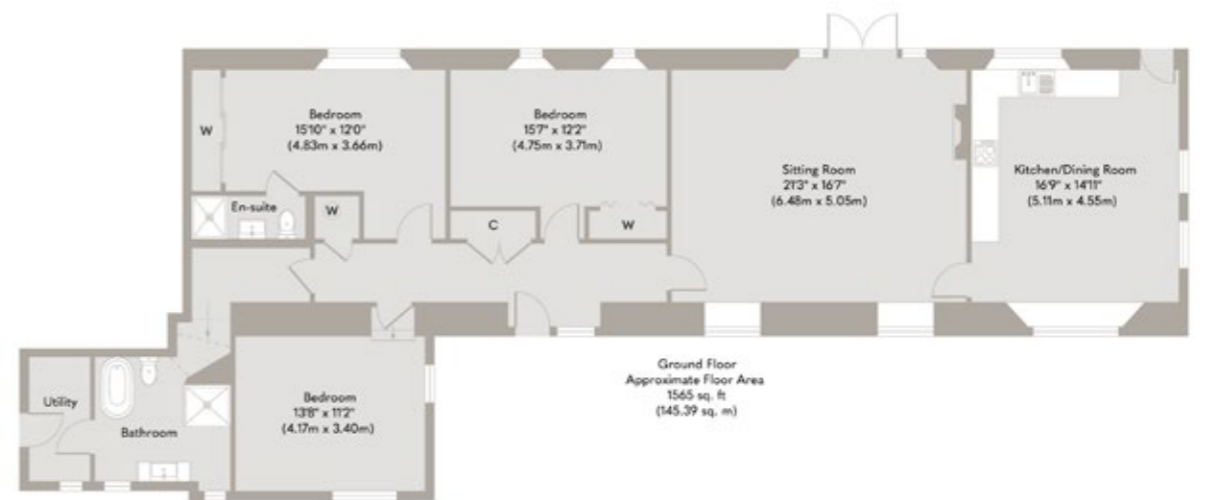


Rarely does a home  
combine such  
tranquillity, convenience  
and natural beauty.





Outbuildings  
Approximate Floor Area  
359 sq. ft.  
(33.33 sq. m)



Ground Floor  
Approximate Floor Area  
1565 sq. ft.  
(145.39 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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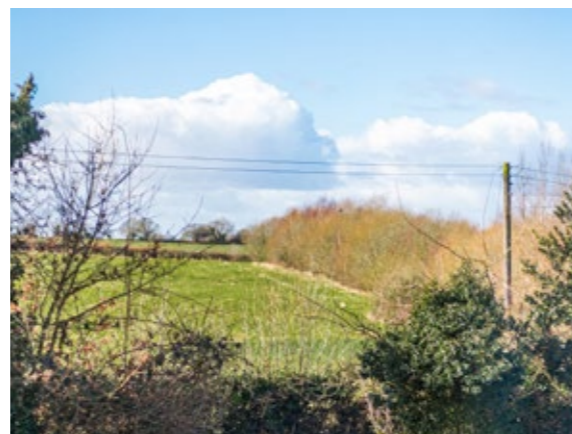
# Edgefield

RURAL CHARM, VILLAGE GREEN, AND JUST MINUTES AWAY FROM HOLT

Centred around its village green and pond, Edgefield is a pretty rural village, nestled in the Norfolk countryside. It's within easy reach of the north Norfolk coast, Cley-next-the-Sea and Blakeney being 7 miles away, and Norwich is around 19 miles to the south.

Just 3 miles away is the lively Georgian market town of Holt, with a traditional butcher, fishmonger and greengrocer, and its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770. There's also a collection of chic boutiques and luxe lifestyle stores, and plenty of places to idle over a coffee or bite to eat.

Between Holt and Edgefield lies the Holt Country Park with extensive footpaths enjoyed by dog walkers, and regular family activities in an unspoilt natural setting. Edgefield village has a variety of activities based in the village hall, a church and a popular gastro pub, The Pigs, with luxury spa accommodation.



## Note from Sowerbys



“Breathtaking views stretch across open countryside to a spectacular lake.”



### SERVICES CONNECTED

Mains electricity. Oil fired central heating. Drainage via Klargester treatment plant. Private water supply.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 1135-5524-3400-0642-9222.

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: ///blueberry.stale.distracts

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

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

