



THE STORY OF

# Old Grove Farm

*Stibbard, Norfolk*

SOWERBYS



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# Old Grove Farm

Guist Bottom Road, Stibbard, Norfolk  
NR21 0AG

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Well Located, Extended, Barn Conversion

Stunning Countryside Location

Thoughtfully Designed, Inside and Out

Generous Open-Plan Family Living Space

Separate Reception Room

Four Bedrooms and Three Luxury  
Bathrooms to Main Residence

Delightful One-Bedroom Self-  
Contained Adjoining Annexe

Well Designed, Garage, Store,  
Workshop and First Floor Studio

Landscaped Gardens

Equine Paddocks, Stables and Haystore

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SOWERBYS BURNHAM MARKET OFFICE

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Situated in the middle of the countryside, Old Grove Farm is finished to a high specification inside and out, is accessed by its own drive, and is blessed with stunning uninterrupted views.

Our vendors have performed the most beautiful, extended renovation of the barn, combining period style with contemporary living, adding a further garage building, which should be seen to be believed. Set amidst generous acreage of 4.5 acres (STMS) Old Grove Farm provides the perfect family home, combining flexible living with equine facilities and further scope to develop, which includes permission for a swimming pool and double open cartshed.

The accommodation to the main barn includes a stunning open-plan reception hall with a grand galleried landing. The open-plan living extends to dining and sitting areas that are both light and spacious, with superb views over the garden. The kitchen design provides delightfully fitted, bespoke units and a super size island, where family dining and entertaining is at its best, alongside the most innovative, tucked away, pantry/scullery, allowing the main kitchen surfaces to be free of smaller appliances, where preparation space is at a premium. Our vendors have put so much thought into this design.

The study, is also neatly tucked away, for those working from home, with views over the vast driveway. There is a further separate sitting room that performs well as a cosy reception space with a newly installed wood-burner when the temperature turns a little chilly.

The principal bedroom suite is exquisitely designed to take in the views and the en-suite bathroom, as with all of the other bathrooms, provides a high specification and more of the thoughtful design of our vendors. The dressing room completes the principal suite. The fourth bedroom is ideally situated to become a nursery, if required. There are two further bedrooms, each complemented by a bathroom.









A further addition to Old Grove Farm is its adjacent annexe, accessed from the outside and inside. This is an ideal one bedroom, kitchen, sitting room and shower room residence, for independent living, or paying guests for holiday letting. Once again the innovation and design provide a cosy cottage feel to a comfortable living space.

The garage building is a well-engineered, bespoke structure featuring an oversized double garage with tailored fitted storage, a workshop with sink and WC, and an open-fronted store. Above, a versatile studio space offers further potential for hobbies or creative work. In addition to the generous interior spaces, there is ample parking on the block-paved area in front of the garage, further parking beyond, and the welcome addition of an EV charger.

As you would expect the surrounding grounds continue the theme of considered design. Landscaped lawns unfold around the home, complemented by a well-stocked kitchen garden with raised beds and a charming greenhouse. The orchard presents a delightful array of mature fruit trees in mixed varieties, adding both beauty and productivity to the outdoor space.

Our vendors currently have two post and rail paddocks, field stables and a hay store. This area could be further developed for equestrian purposes, or further landscaping for horticultural purposes.

There is much to take in with Old Grove Farm. For our vendors its time to move on and for a new custodian, it represents a seamless blend of old and new and the opportunity to embrace peaceful, idyllic, country living at its absolute best.





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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# Stibbard

A LOVELY VILLAGE WITH EASY ACCESS TO USEFUL AMENITIES

Around four miles to the east of Fakenham, Stibbard is a popular rural village with a friendly community feel. The village has a primary school, church and a village hall that regularly hosts a variety of local events.

Stibbard is within easy reach of the historic market town of Fakenham, often referred to as the Gateway to the North Norfolk Coast thanks to its excellent position for both coastal adventures and local attractions, including Pensthorpe Waterfowl Park and Fakenham Racecourse. Fakenham also provides a good selection of supermarkets and retailers.

The stunning North Norfolk Coast is close by, offering a fantastic choice of eateries and pubs, nature walks and outdoor activities that make the area so loved for its natural beauty.

The thriving town of Holt is just nine miles away, renowned for its charming independent shops, boutiques and galleries, as well as well-respected private education at Gresham's School and Beeston Hall. The wider area also offers a range of golf courses and equestrian venues.

Other notable attractions within easy reach of Stibbard include Holkham Hall, Sandringham, and the Thursford Collection, famous for its magnificent Christmas Spectacular Show – the largest of its kind in England. The town of Fakenham itself also offers several pubs, cafés and restaurants, alongside a four-screen cinema and the Gallows Sports Centre, which caters for golf, squash, tennis, archery, rifle shooting and bowls.

For rail travel, the nearest stations are Norwich (approximately 21 miles) and King's Lynn (almost 30 miles). Norwich International Airport continues to expand as a convenient gateway for worldwide travel via Schiphol.



*Note from Sowerbys*



“...the opportunity to embrace peaceful, idyllic, country living at its absolute best.”



## SERVICES CONNECTED

Mains electricity and water. Oil fired underfloor heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

C. Ref:- 0554-3058-6202-8776-7200

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: ///typhoon.outgrown.nozzle

## LOCATION

The property has undergone extensive renovations including new electrics, plumbing, heating, drainage, new windows and roof.

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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