



INTRODUCING

Plot 2 at Tree  
Top Barn

*Billingsford, Norfolk*

SOWERBYS



THE STORY OF

# Plot 2 at Treetop Barn

Billingsford, Norfolk  
NR20 4RF

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0.70 Acre Building Plot with  
Full Planning Permission

Backing onto Woodland  
and Water Meadow

Quiet, Private Location  
of just Two Properties

Popular Village of Billingsford

Triple Bay Garage with Store

Four Bedrooms, Two En-  
Suites and Family Bathroom

First Floor Kitchen/Dining/  
Living Space Overlooking Garden

Short Drive to Market Towns of  
Holt, Dereham and Fakenham

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Set within approximately 0.70 acres, this self-build plot offers a rare opportunity to create a substantial barn-style home in a quiet and private setting within the well-regarded village of Billingford, Norfolk. With full planning permission already granted, the approved design extends to around 2,600 sq. ft. and delivers a thoughtfully arranged four-bedroom, two-storey home tailored for modern living.

The proposed layout embraces a contemporary lifestyle, with the principal living accommodation positioned on the first floor to take full advantage of the surrounding outlook. A spacious open-plan kitchen, dining and living area is designed to overlook the garden, woodland and adjoining water meadow, creating a strong connection between indoor and outdoor space. The design also incorporates a balcony, enhancing the sense of openness and providing an elevated vantage point across the plot.

The accommodation includes four bedrooms, with two benefiting from en suite facilities, alongside a well-proportioned family bathroom. Additional spaces such as a snug, study/bedroom flexibility,

utility and plant areas ensure the home is both practical and adaptable for a range of lifestyles. A triple bay garage with store is included within the scheme, complementing the generous proportions of the house.

The plot itself enjoys a particularly attractive position, backing directly onto woodland and water meadow, offering a peaceful backdrop and a high degree of privacy. Being one of just two properties in this secluded setting, it provides a sense of exclusivity while still being part of a popular and established village community.

Billingford is well placed for access to the nearby market towns of Holt, Dereham and Fakenham, each offering a range of everyday amenities, schooling and services, all within a short drive.

An additional fee of £30,000 is required for service connections, allowing purchasers to progress efficiently with the build process.

Overall, this is an excellent opportunity to deliver a high-quality, individually designed home in an attractive, private setting.



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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# Billingsford

EASY REACH OF DEREHAM  
AND FAKENHAM

Set within the peaceful Norfolk countryside, Billingsford is a small village tucked between Dereham and Fakenham, surrounded by open fields, quiet lanes and gently rolling farmland. Life here moves at a calmer pace, with a real sense of space and community, while still being well connected to the wider county.

At the heart of the village is the Grade I listed St Leonard's Church, a striking medieval landmark with a round tower that reflects Norfolk's rich architectural heritage. The nearby River Wensum, one of the county's most important natural landscapes, winds through the surrounding countryside, attracting walkers, wildlife enthusiasts and those simply looking to enjoy the quieter side of rural living.

Billingsford's position makes it ideal for exploring some of Norfolk's best-loved market towns and villages. Dereham is just a short drive away for everyday amenities, independent shops and its twice-weekly market, while Fakenham offers a traditional market town atmosphere with racecourse events and local cafés. Nearby North Elmham adds further charm with its village stores, tea rooms and the ruins of a Norman chapel.

For food and drink, the area is home to a number of well-regarded country pubs and local favourites. The Brisley Bell, just a few miles away, has become one of Norfolk's most celebrated dining pubs, while The Railway Tavern in North Elmham offers a relaxed setting popular with locals. Farm shops, roadside stalls and artisan producers are dotted throughout the surrounding villages, giving the area a strong connection to Norfolk's farming roots.



## Note from Sowerbys



“Woodland, water meadow and open skies, with Dereham nearby for day-to-day essentials.”



### SERVICES CONNECTED

Mains water and electricity. Air source heat pump. Shared treatment plant.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: ///yield.image.estimate

### AGENT NOTE

Additional Fee of £30,000 for Service Connections

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# SOWERBYS

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