



THE OLD DAIRY

Luxury Homes with Country Living

THE OLD DAIRY

Luxury Homes with Country Living

Exclusive Pair of Newly Built Barn-Style Homes

Semi-Rural Position on the Edge Of Hingham

Generous Individual Plots of Approximately 0.5 Acres (STMS)

Field Views to the Surrounding Countryside

Accommodation Extending to Around 2,912 Sq. Ft.

Flexible Layout with 4 or 5 Bedrooms

Three Ground Floor Bedrooms, Ideal for Versatile Living

Striking Mix of Brick, Flint and Timber-Clad Façades

Spacious Open-Plan Living Designed for Modern Lifestyles

Double Garage with Electric Doors and Ample Parking

Energy-Efficient Build with Air Source
Heating and Underfloor Heating

6 Year Professional Consultants Certificate



A setting in Hingham, a lifestyle beyond

Found on the edge of Hingham, The Old Dairy offers a setting which feels quietly removed, yet effortlessly connected. Surrounded by open countryside, this small and carefully planned development enjoys a sense of space and calm which defines day-to-day life here, while still being within easy reach of everything the town has to offer.

Hingham itself is one of Norfolk's most attractive market towns, known for its handsome architecture, wide market square and strong sense of community. Independent shops, cafés and everyday essentials sit alongside a well-regarded school, making it a place that works as well in practice as it does on paper.

Life here moves at a considered pace. Morning walks across nearby fields, a short trip into town for coffee or provisions, and easy access out towards Wymondham, Norwich and the wider county all form part of the rhythm. For those needing to travel further afield, road links are straightforward, while Norwich provides rail connections and a broad range of amenities.

Positioned within this setting, The Old Dairy feels both private and part of its surroundings. It's a place where the outlook is always open, the environment feels established, and the balance between countryside and convenience is naturally achieved.





Barn-style living, redefined

Clover House and Primrose House form an exclusive pair of newly built barn-style homes, quietly positioned within The Old Dairy, a small and considered development on the edge of Hingham. Approached via a shared private driveway, each property sits comfortably within its own plot of around half an acre, enjoying open field views and a sense of space that is increasingly hard to find.

The design takes clear inspiration from traditional Norfolk barns, combining brick, flint and timber-clad elevations with a clean, modern finish. The result is a home that feels grounded in its setting, yet well suited to contemporary living. The generous footprint of approximately 2,912 sq. ft. allows for a layout that adapts easily to a range of lifestyles, whether for family living, multi-generational occupation or the need for dedicated work-from-home space.

The balance of accommodation has been carefully considered, with three bedrooms arranged across the ground floor and two further rooms above. This flexibility is complemented by light, open-plan living space designed for everyday use as much as for hosting, with a natural connection out to the surrounding gardens and countryside beyond.

The specification has been chosen with both practicality and finish in mind, including underfloor heating to the ground floor powered by an air source heat pump, alongside a well-appointed kitchen with quartz worktops and integrated appliances. Details such as black aluminium windows and doors, oak-framed double garages and electric roller doors reinforce the overall quality and consistency of the build.

Externally, each plot offers ample parking alongside the double garage, with space to accommodate additional vehicles if required. The gardens provide a straightforward canvas, ready to be shaped to suit individual preferences, while the surrounding rural outlook remains a constant feature.

The Old Dairy offers a setting that feels distinctly semi-rural, yet remains within easy reach of Hingham's amenities and the wider road network. These homes will be ready for occupation in late summer, presenting an opportunity to secure a brand new property in a well-regarded Norfolk location without compromising on space or setting.



FLOOR PLAN MEASUREMENTS

GROUND FLOOR

Kitchen/Sitting Area	36'11" x 22'0" (11.25m x 6.70m)
Bedroom 3	20'8" x 10'6" (6.30m x 3.20m)
Bedroom 4	13'10" x 8'9" (4.22m x 2.67m)
Bedroom 5/Study	13'10" x 8'9" (4.22m x 2.67m)
Double Garage	22'11" x 19'8" (6.98m x 6.00m)

FIRST FLOOR

Bedroom 1	21'0" x 11'7" (6.40m x 3.53m)
Dressing Room	11'11" x 6'1" (3.63m x 1.85m)
Bedroom 2	15'1" x 14'4" (4.59m x 4.37m)
Balcony	11'10" x 5'4" (3.60m x 1.62m)

Total Approximate Floor Area 2,912 sq. ft. (270.52 sq. m)
(excluding Double Garage)



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.
Copyright V360 Ltd 2026 | www.houseviz.com

Specification

CONSTRUCTION & EXTERNAL FINISH

- Traditional brick and block construction, complemented by flint detailing and timber cladding
- Tumbled brickwork for a characterful, enduring finish
- Black featheredge timber cladding adding contrast and architectural interest
- Rustic red double pantile roof tiles in keeping with the Norfolk vernacular
- Black timber fascias and soffits
- Black aluminium guttering and downpipes
- Slimline black aluminium windows and external doors
- Velux rooflights enhancing natural light
- Gravel driveway with brickweave detailing
- Oak-framed double garage with electric roller door

HEATING & ENERGY EFFICIENCY

- Energy-efficient Samsung air source heat pump
- Underfloor heating to the ground floor with zoned control
- Radiators to the first floor for balanced comfort

KITCHEN & UTILITY

- Elegant in-frame kitchen in a timeless, neutral palette
- White quartz worktops and statement central island
- Integrated fridge/freezer and dishwasher
- Built-in oven or range-style cooker (subject to final specification)
- Extractor discreetly housed within a feature oak beam
- Porcelain sink
- Separate utility room providing additional storage and practicality

BATHROOMS & EN-SUITES

- Contemporary suites with a clean, refined finish
- Mixer showers
- Heated towel radiators to all bathrooms and en-suites
- Mirrors with integrated demister and shaver points

INTERNAL FINISHES

- Neutral décor throughout, offering a calm and versatile backdrop
- Soft carpeting to bedrooms and first floor
- Recessed spot lighting to kitchen, utility and bathrooms
- Woodburning stove creating a focal point within the main living space
- TV points to lounge and all bedrooms

EXTERNAL FEATURES

- Generous plots extending to approximately half an acre (stms)
- Private driveway setting within a small, exclusive development
- Outside taps to front and rear
- Gardens laid to provide a blank canvas for individual landscaping

GENERAL

- Mains electricity and water
- Drainage via Marsh Industries Treatment Plant
- Samsung ASHP with Joule underfloor to ground floor and radiators to first floor
- Telephone and Fibre Optic connections
- Responsibility for shared maintenance of private driveway - TBA
- Freehold

Specification details may change subject to build stage and if any specification details cannot be fulfilled subject to supply, equal quality will be provided. The properties will have a SAP assessment carried out as part of building regulations when completed.

The developer and earlier communities

Green New Builds is an established, family-run business based in Norfolk. This thoughtful husband-and-wife team has built a strong reputation for creating distinctive new homes that combine variety and character with exceptional craftsmanship. Their commitment to quality is evident throughout every project, from the carefully designed interiors to the finely finished external details.

GREEN MEADOW, WHITTINGTON

A carefully designed development of high-quality homes built to Passivhaus standards, with a clear focus on energy efficiency and long-term sustainability. Each property was constructed using advanced insulation and airtight design principles to reduce heat loss, improve air quality and create a consistently comfortable living environment, all while offering a quiet, durable and low-energy home designed for modern living.

MEADOW GARDENS, WHITTINGTON

A small, thoughtfully designed collection of homes set within a quiet village setting. The development combined traditional Norfolk materials with clean, modern interiors, creating homes which felt both in keeping with their surroundings and well suited to everyday living.

MEADOW VIEW, STOKE FERRY

This well-appointed detached home was designed for modern family living, extending to around 2,381 sq. ft. A carefully considered layout was complemented by energy-efficient features, a large garden and ample parking in a rural Norfolk location.





THE OLD DAIRY

Luxury Homes with Country Living

The Old Dairy, Watton Road, Hingham, NR9 4NN
What3words: ///polar.plug.booklet



For all enquiries, contact

SOWERBYS

Land & New Homes Specialists

01953 884522

watton@sowerbys.com



This brochure provides an overview of the homes available at The Old Dairy and the CGIs are for representative purposes only. The developer operates a policy of continuous improvement, and as such, there may be differences between the images and specification shown in this brochure and the finished homes. Please note that internal areas are taken from architects' drawings and not from measuring the completed builds, and maps are not to scale. All internal and external images shown are from previous developments or are indicative only, with some photographs representing the local area.



GREEN NEW BUILDS

Countryside Homes