



THE STORY OF

# The Old Byre

*South Walsham, Norfolk*

SOWERBYS



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# The Old Byre

South Walsham, Norfolk  
NR13 6DU

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Superb Norfolk Barn Conversion

Stunning Bespoke Handmade Kitchen

Vaulted Ceilings with Exposed Timbers

Three Versatile Double Bedrooms with  
an Additional Single Bedroom

Two En-Suite Shower Rooms

Exceptional Landscaped Courtyard Garden

Detached Double Garage

Beautifully Presented Throughout

Desirable South Walsham Village Setting

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**SOWERBYS NORWICH OFFICE**

01603 761441

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





Set within an exclusive collection of beautifully converted barns in the heart of South Walsham, The Old Byre combines exceptional craftsmanship with contemporary comfort, creating an elegant home in one of the Broads' most desirable villages.

The accommodation has been thoughtfully designed around an impressive open-plan kitchen, dining and living space, where vaulted ceilings, exposed timbers and a striking brick chimney breast create a wonderful sense of volume and character. Flooded with natural light from roof lanterns above, the handmade bespoke kitchen forms the centrepiece of the home, complete with a substantial island, extensive cabinetry and high-quality finishes that make it equally suited to entertaining as everyday family life.

The principal bedroom occupies its own private wing, complete with a luxurious en-suite shower room. Above, a first-floor snug and office provide valuable additional living space, ideal for home working or as a quiet retreat. Three further bedrooms offer excellent flexibility for family and guests, with one enjoying its own en-suite and direct access to the courtyard garden, making it particularly well suited to older children, visiting relatives or those seeking a little more independence.



Every beam adds  
warmth, character, and  
timeless charm.





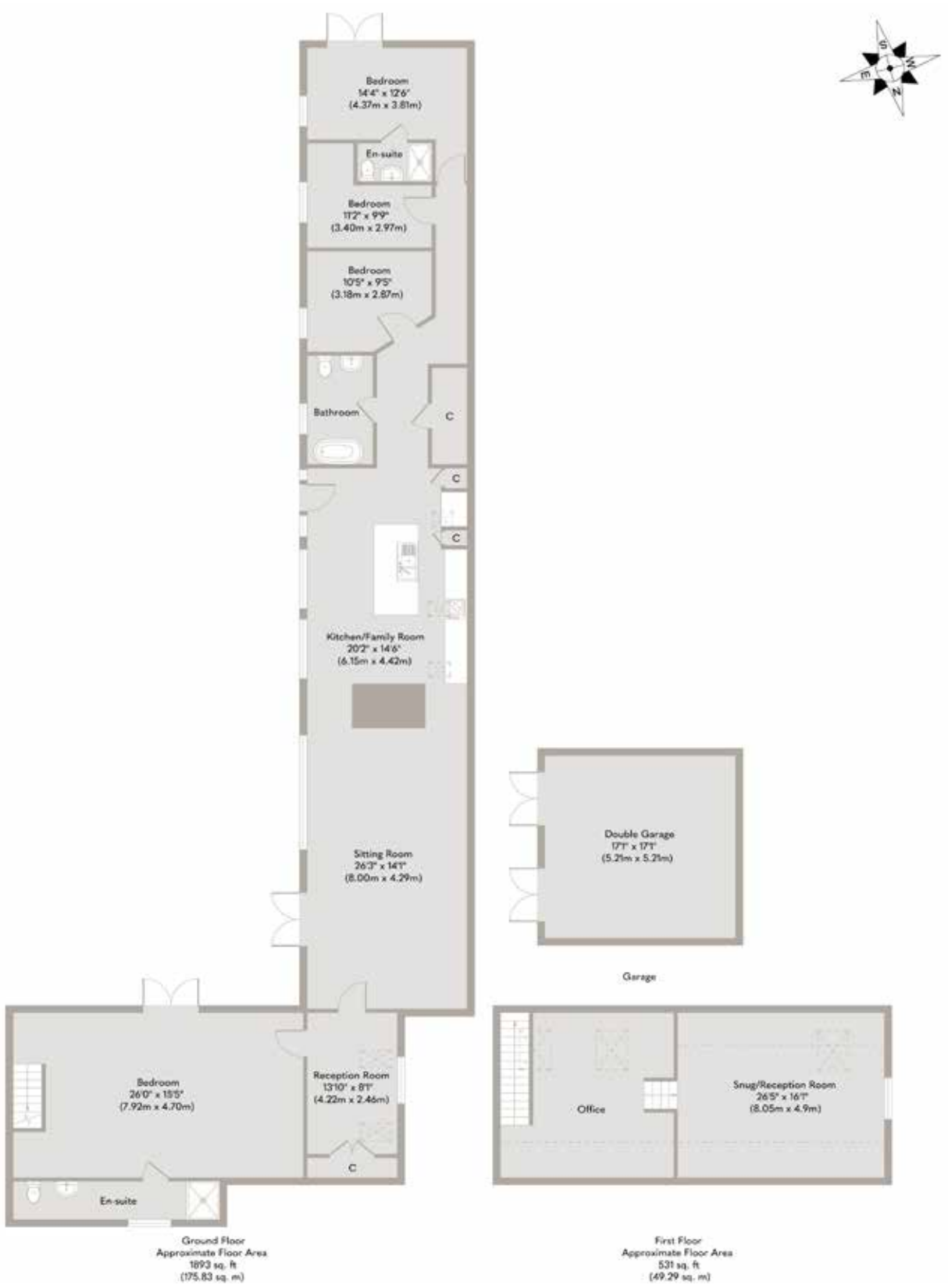
Outside, the enclosed courtyard garden is a true extension of the house. Wonderfully private and sheltered, it enjoys sunshine throughout the day and provides an idyllic setting for outdoor dining, summer entertaining or simply relaxing in peaceful surroundings. Beautifully landscaped yet easy to maintain, it complements the effortless lifestyle this home offers.

Occupying a discreet position within this small and highly regarded development, The Old Byre enjoys the best of both worlds. The picturesque village of South Walsham offers a thriving community, village amenities and immediate access to the renowned waterways and countryside of the Norfolk Broads, whilst Norwich is within comfortable reach for commuting, shopping and dining.



Charming, private, and  
full of character.





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.

# South Walsham

BROADLAND CHARM WITH HISTORY,  
NATURE AND COMMUNITY

South Walsham, a charming Broadland village, is perfect for those who enjoy sailing or paddle-boarding. Located a mile from South Walsham Broad, it features Fleet Dyke with free 24-hour moorings for exploration. A footpath leads around the Broad's staithe, suitable for rowing boats, revealing a green surrounded by thatched cottages.

The village boasts a hall with regular events, a bar, and function room, The Viking. A recreation ground hosts a football pitch, cricket club, and play areas for children, with a Pre-School and Primary School nearby.

Fairhaven Woodland and Water Garden, once part of the South Walsham Estate, served as a WWII convalescent home before its transformation by Major Henry Broughton, 2nd Lord Fairhaven. Over 15 years, he restored it into a stunning garden, opened to the public in 1975. Visitors can enjoy its award-winning tearoom and gift shop selling local produce.

Two medieval churches, St Mary's (13th century) and St Lawrence's (14th century), share a churchyard. St Mary's is still in use, while St Lawrence's, damaged by fire in 1827, is now a centre for training and the arts.

Close to Norwich and Norfolk's beaches and forests, South Walsham offers a quintessential village lifestyle with excellent rail links and rural charm.



## Note from the Vendor



“We have loved the walled garden as it is completely private and secluded.”



## SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating and a log burner.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref - 3300-6917-0622-6625-3663

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: /// broken.evaporate.clubs

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# SOWERBYS

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

