



THE STORY OF

Old Church Barn

Hempstead, Norfolk

SOWERBYS



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Hempstead, Holt, Norfolk
NR25 6TW

Period Barn Conversion

Around One Acre (STMS)

Conservation Area Setting

Four Bedrooms

Ground-Floor Principal Suite

Family Bathroom, Two En-Suites and Downstairs WC

Characterful Reception Rooms

Kitchen/Breakfast Room with Aga

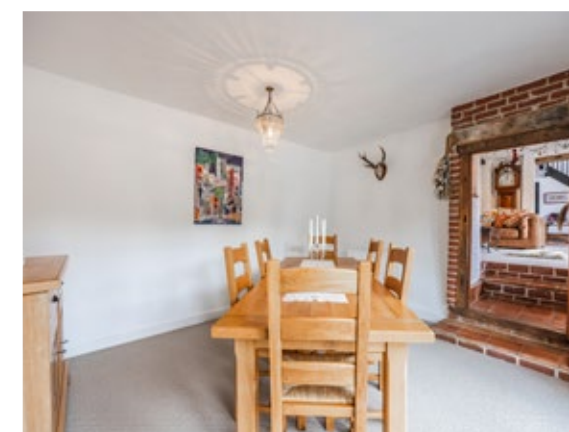
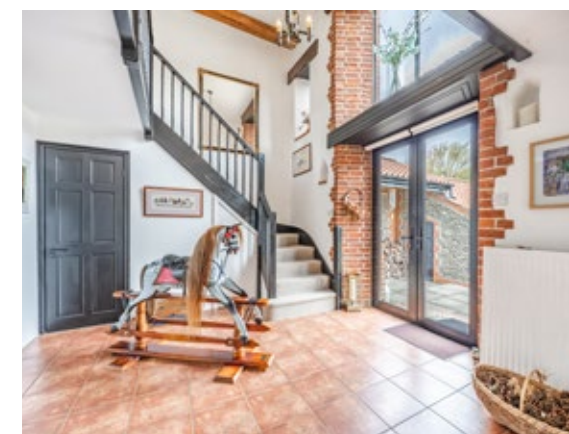
Double Garage and Ample Parking

Two Miles from Holt and Four from the Coast

SOWERBYS HOLT OFFICE

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Old Church Barn is a delightful period barn conversion, set within private grounds of around one acre in the unspoilt village of Hempstead, just two miles from Holt and around four miles from the North Norfolk coast.

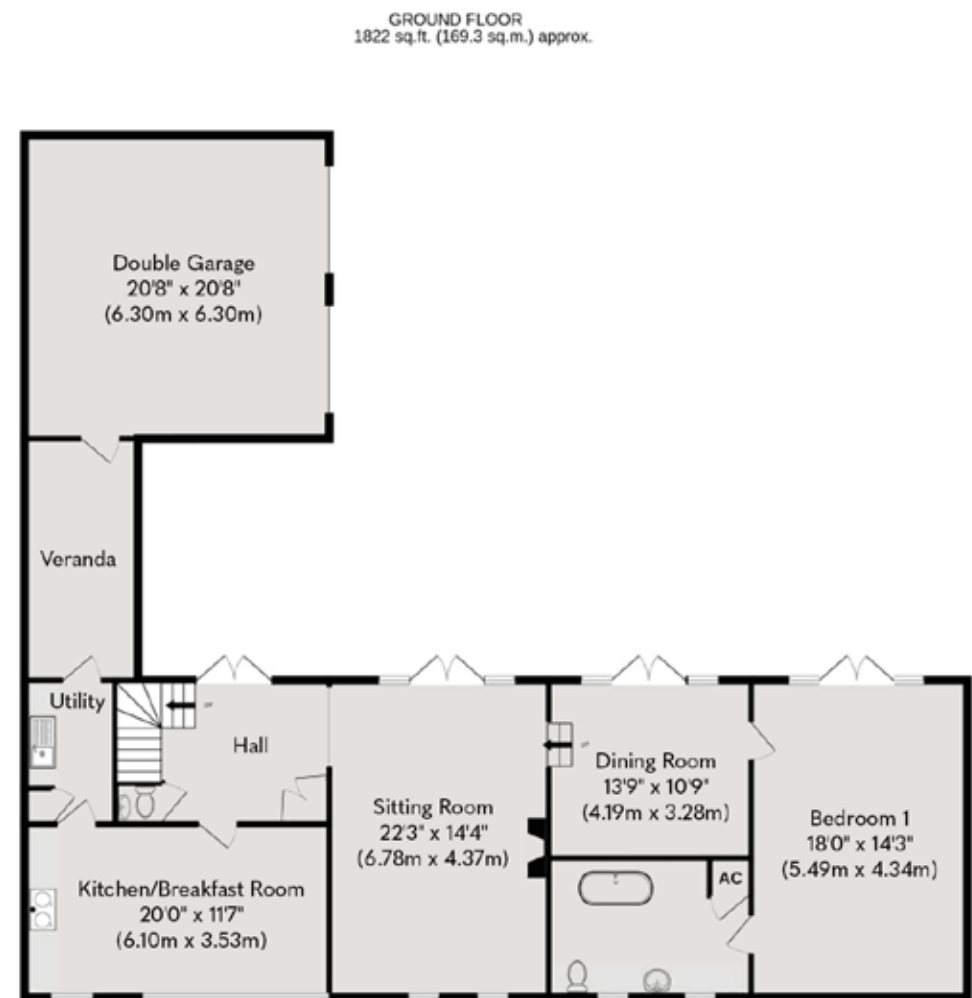
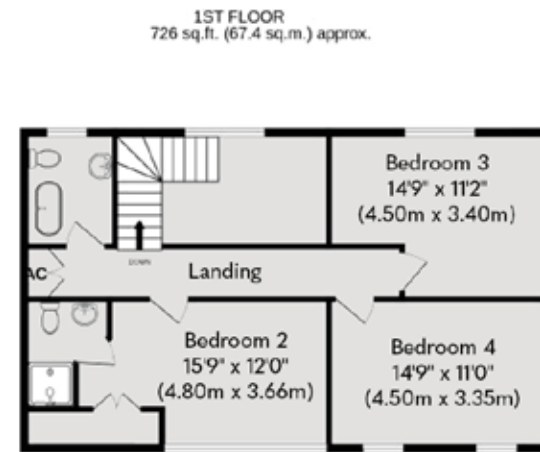
Full of character and charm, the property offers beautifully presented accommodation with a wonderful sense of space throughout. The ground floor includes a welcoming entrance hall, a generous sitting room with an open fireplace and wood burner, a dining room opening to the garden, and a kitchen/breakfast room with a two-door Aga. There is also a utility room, cloakroom and a superb ground-floor principal bedroom with an en-suite bathroom.

A galleried landing leads to three further bedrooms, one with an en-suite shower room, alongside a family bathroom.

Outside, the property is approached via a five-bar gate, opening onto a large shingled parking area and detached double garage. The grounds are a real feature, with mature shrubs and trees, lawned areas, covered seating, a summer house, potting shed, fruit cage and wildlife pond. Much of the garden has been left natural in style, creating a peaceful setting that encourages local wildlife.

Hempstead is a small and picturesque village surrounded by rolling countryside, with excellent walks and cycle routes nearby. The coast at Weybourne, Salthouse, Cley, Blakeney and Morston is within easy reach, while Holt offers independent shops, cafés, schools and everyday amenities.





TOTAL FLOOR AREA: 2,548 sq.ft. (236.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2026

Holt

A STRONG SENSE OF COMMUNITY
AND A FINE MARKET TOWN

Holt thrives on a strong sense of community, supported by proud residents and local businesses. Many champion the ‘Love Holt’ initiative, celebrating the independent shops that bring vibrancy to the Georgian town centre. The town hosts numerous local events throughout the year, including the Holt Festival and the 1940s Weekend, which takes over the town and the heritage ‘Poppy Line’ railway running between Holt and Sheringham.

Holt boasts traditional shops like a butcher, fishmonger, and greengrocer. It even has its own department store and food hall, Bakers and Larners, a local landmark run by the same family since 1770. Chic boutiques and luxe lifestyle stores fill the town and its surrounding yards, offering beautiful items for your home and wardrobe. Norfolk Natural Living, known for locally made fragrances, is a notable stop.

Life in Holt is leisurely, with numerous spots to enjoy a coffee or a meal. Byfords café, believed to be the oldest house in town, is a central landmark and an ideal place to watch the world go by. There’s no rush—relax and savour country life! The town also hosts the historic Gresham’s School.

Holt features an abundance of Georgian properties, especially around the town centre. Further out, you’ll find leafy roads with stylish, detached 1930s family homes and well-designed contemporary houses that blend with the countryside. For those wanting to reconnect with nature, Holt Country Park and Spout Hills offer heathland and green spaces.

Holt is one of Norfolk’s finest market towns, offering the perfect spot to enjoy country life. With easy access to the coast and city, if this sounds like your kind of place, let us help you find your next property.



Note from Sowerbys



“The covered barbecue area gives the garden a wonderfully sociable feel, creating a sheltered spot for summer lunches.”



SERVICES CONNECTED

Mains water and electricity. Drainage is via a Klargester system. Oil-fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 7736-9427-5600-0705-0222

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: ///sparkle.website.hiker

AGENT’S NOTE

The property is situated within a conservation area.
The grounds extend to around one acre, subject to measured survey.

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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