

Courtyard Barn, Dereham, Norfolk

Guide Price £1,800,000



Full Description

Our Considered View of This Home

A premier equestrian retreat set within approximately six acres of beautifully maintained Norfolk countryside. At its heart lie superb facilities for horse and rider: a 25x50m all-weather manège with Passada sand and rubber surface, excellent drainage and space for a jumping lane, together with multiple well-fenced paddocks, a five-stable block, tack room, hay store and direct access to quiet country lanes and bridleways for outstanding outriding.

Complementing the equestrian lifestyle is a collection of finely converted period buildings, blending rural architecture with contemporary design and sustainable technologies. The principal five-bedroom residence offers generous, well-presented accommodation, while two successful self-contained holiday lets create established income streams and flexibility for multigenerational living.

Thoughtfully developed, the estate combines privacy, green credentials and rural elegance, all within easy reach of Holt and the North Norfolk coastline, a rare opportunity to live, work and ride in one remarkable setting.

Courtyard

Held at the centre of the buildings, the courtyard feels settled and well claimed. Gravel gives the surface both weight and texture, sitting comfortably between brick and timber elevations that turn inwards. Every door opens directly into the space, placing the courtyard firmly within the daily rhythms of the house. Planting softens the edges without fuss. It is a space that absorbs use easily, remaining private, composed, and assured.

Kitchen

The kitchen sits at the heart of the house, defined by its vaulted ceiling and a lattice of exposed trusses that give the space immediate scale. Brickwork, timber, and stone are used with confidence, grounding the room and giving it weight. A central island holds the space together, naturally becoming the place where people pause, talk, and gather, while work surfaces and storage run easily around the perimeter. The range cooker sits within a brick surround, becoming a focal point in its own right. Daylight draws along the length of the room through the day, keeping it open and animated, with space to cook, sit, and come together without effort.

Sitting / Dining Room

Held beneath an expressive sweep of exposed trusses, the sitting and dining room carries a clear architectural confidence. The height of the ceiling and the rhythm of the structure give the space lift and definition, while brickwork and timber bring warmth and balance. The fireplace sits

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naturally at the centre, shaping the room for evenings gathered close, while daylight fills the space during the day, keeping it open, bright, and at ease.

The dining area settles comfortably within the same volume, close enough to feel part of the room rather than set apart. A large table fits easily beneath the roofline, supporting everyday use as well as longer occasions, with space to linger without effort. Seating gathers naturally around the hearth, allowing the room to move easily between lively use and quieter moments. The overall impression is of a space that feels grounded, generous, and quietly uplifting, designed for connection as much as comfort.

Games Room

This room feels slightly different from the rest of the house, more relaxed, more playful, without losing its sense of proportion. The pitched ceiling and exposed trusses give it shape and character, while light comes in softly through the windows, gentle but full-bodied, settling comfortably across the space. There is a generosity to the layout that allows the room to take on different roles, easily accommodating a competition-scale games table or a layout arranged entirely around a centrepiece. Brick and timber details add warmth and familiarity, keeping the atmosphere grounded. It is a place to spend time, unwind, and simply enjoy the moment.

Bedroom 1

Defined by its vaulted ceiling and exposed timber trusses, the principal bedroom is generously scaled, giving height and presence without excess. Oak joinery and herringbone flooring add warmth and depth, while glazed doors open directly to the courtyard, enabling you to experience the early light with a true sense of privacy. Allowing liberal space for seating and quiet retreat, the room feels settled and unforced, connecting cleanly to an en suite while remaining composed and self-contained.

Bedroom 1 En Suite

A broad en suite, designed with both comfort and character in mind. A freestanding roll-top bath sits beneath a skylight, drawing natural light into the room at the start and end of the day, while a separate glazed shower and twin pedestal basins support daily use with ease. Heritage-style fittings, stone-tiled flooring, and a retained exposed beam create a refined balance between period charm and modern indulgence, resulting in a space that feels considered and quietly luxurious.

Bedroom 2

Set slightly apart, this bedroom feels calm and settled from the outset. A retained timber beam runs quietly overhead, lending the space a natural poise. Daylight enters evenly through the window, creating a soft cadence throughout the day. The scale is well judged, allowing for seating and storage without crowding. A private en suite sits directly off the room, keeping the arrangement practical, coherent, and resolved.

Bedroom 3

Defined by a retained ceiling beam and generous proportions, this bedroom carries a quiet architectural presence. Soft tones and timber flooring soften the structure, keeping the room comfortable rather than formal. Daylight enters steadily through the window and rests easily across the space. The layout is confidently arranged, allowing for seating at the foot of the bed and storage set naturally within the room. The result is a bedroom with real substance, offering privacy, ease, and a clear sense of belonging within the house.

Bedroom 4

This bedroom is light, adaptable, and quietly assured. Twin beds sit comfortably within the footprint, making the room flexible without feeling compromised. A retained ceiling beam adds a note of character overhead, while timber flooring keeps the atmosphere warm and easy to live with. Natural light is drawn in through the window, giving the room a calm, even tone from morning through evening. An en suite sits directly off the room, keeping everything close at hand and the arrangement neatly resolved.

Bedroom 5

Ascending the staircase, the house opens into a room that feels lifted away from daily life. Set beneath pitched ceilings and exposed trusses, the space draws the eye upward, with rooflights pulling daylight down through the centre. The structure is fully expressed, giving the room a sense of scale and drama. Sloping lines shape the space naturally, creating places to think, rest, or work without imposing order. Positioned above the main accommodation, this room enjoys a degree of privacy that makes it feel distinct and absorbing.

Utility Room

Set up to absorb the practical rhythms of daily life, the utility room is arranged so everything falls easily to hand. Storage and work surfaces run in a clear, continuous line, with a deep Belfast sink positioned beneath the window, keeping the space bright and easy to use. Appliances sit naturally within the room, allowing tasks to be handled without interrupting the flow of the house. Brickwork and a retained timber beam give the room its place within the wider architecture, grounding its purpose in familiarity. It is a space that supports day-to-day living quietly and effectively, helping the house run smoothly as a whole.

Main Garden

The main garden sits alongside the buildings with a sense of space and continuity. Grass extends from the terrace in a clean, open run, allowing the garden to feel generous without feeling loose. Established planting holds the boundaries, giving privacy and depth that feel settled rather than arranged. Seating remains close to the house, keeping outdoor time connected to daily life. Set to one side, a timber garden lodge offers a quieter place to withdraw,

read, or spend time apart. The garden feels balanced, established, and comfortable in all seasons.

Stables and Equestrian Facilities

The equestrian facilities are arranged as a settled, private yard with a clear sense of order. A three-stable block sits at its centre, built with solid brick divisions and generous headroom, giving each stable presence and calm. The central aisle allows movement to flow naturally, keeping daily routines straightforward and contained.

A tack room and hay store sit within the stables, keeping equipment and feed close at hand. Three further storage rooms provide ample space for rugs, tools, and seasonal kit, allowing everything to remain organised without encroaching on the working areas. Quiet country lanes and nearby bridleways extend riding beyond the property, making the equestrian side of the house practical and contained.

Set slightly apart, an all-weather manège measures approximately 25 x 50 metres and is finished with a Passada sand and rubber surface, supported by effective drainage and suitable for consistent use throughout the year. The proportions allow for flatwork as well as a full jumping line. Surrounding paddocks are securely fenced and laid out to work comfortably with the land.

Bickling Suite

The Bickling Suite is set slightly apart and feels immediately welcoming, with a character that is warm and relaxed. A vaulted ceiling with rooflights draws daylight deep into the space, softening the exposed brickwork and giving the room an easy, open feel. The sitting area settles naturally beneath the light, with space to relax without it feeling arranged.

A small kitchenette sits comfortably within the room, supporting longer stays with quiet independence, while the bedroom and shower room are set just off the main space, keeping the suite self-contained and unforced. The overall impression is of a place that feels cared for and familiar, private, comfortable, and easy to enjoy, whether used for guests, extended family, or time set slightly apart from the main house.

Felbrigg Suite

The Felbrigg Suite is arranged as a self-contained guest suite with a clear sense of comfort and ease. The layout feels settled and intuitive, allowing guests to arrive, unpack, and relax into the space without effort. Natural light moves gently through the accommodation, giving the rooms a calm, welcoming presence throughout the day.

The bedroom is well proportioned and unforced, connecting directly to a neatly arranged en suite shower room. The relationship between the spaces feels practical and resolved, supporting both short stays and longer visits with equal comfort.

A compact kitchenette and seating area complete the suite, giving guests a welcome degree of independence while remaining closely connected to the main house. Well suited to family,

friends, or extended stays, the accommodation offers privacy without separation. The overall impression is of guest space that feels considered, composed, and genuinely inviting.

Pear Tree Cottage

The Houghton Suite is arranged as generous, self-contained accommodation with comfort at its core. Exposed beams, solid joinery, and a well-scaled sitting area give the suite a grounded, settled feel from the outset. The bedroom is calm and well judged, supported by a spacious bathroom designed for long, unhurried use. Everything is proportioned to allow guests to arrive, slow down, and stay properly.

A private courtyard extends the living space outdoors, centred on a hot tub and enclosed by brick walls that create shelter and privacy. Seating and dining space sit comfortably alongside, allowing the suite to be used throughout the day and into the evening. The overall impression is one of ease and generosity, guest accommodation that feels cared for, confident, and genuinely indulgent.

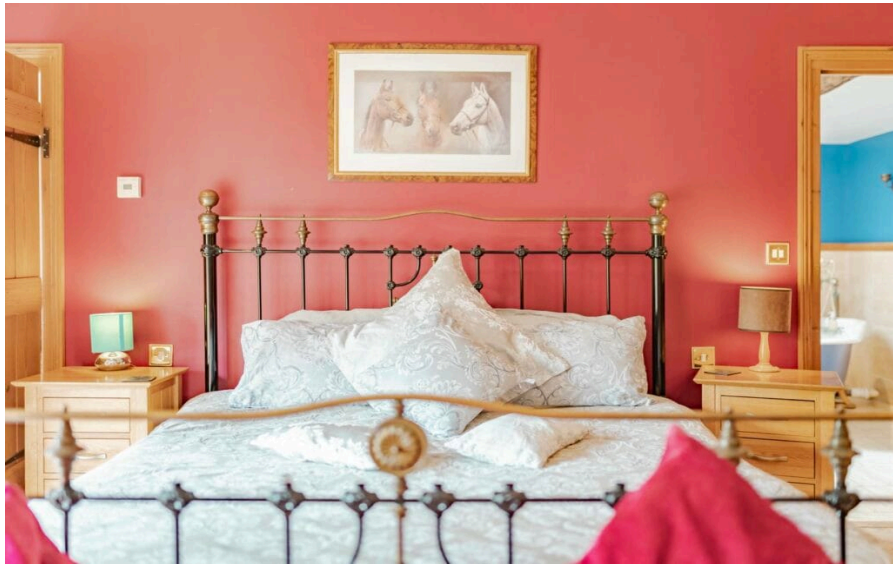




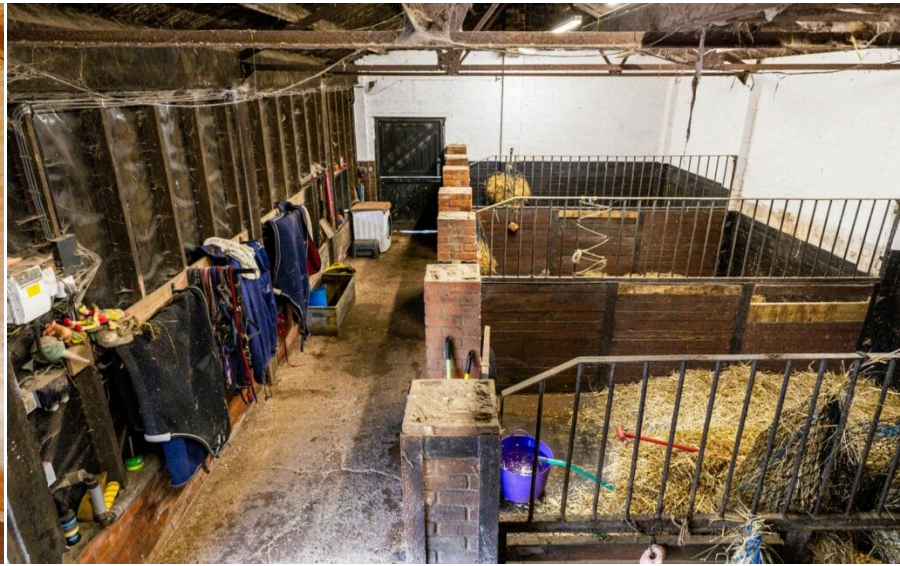












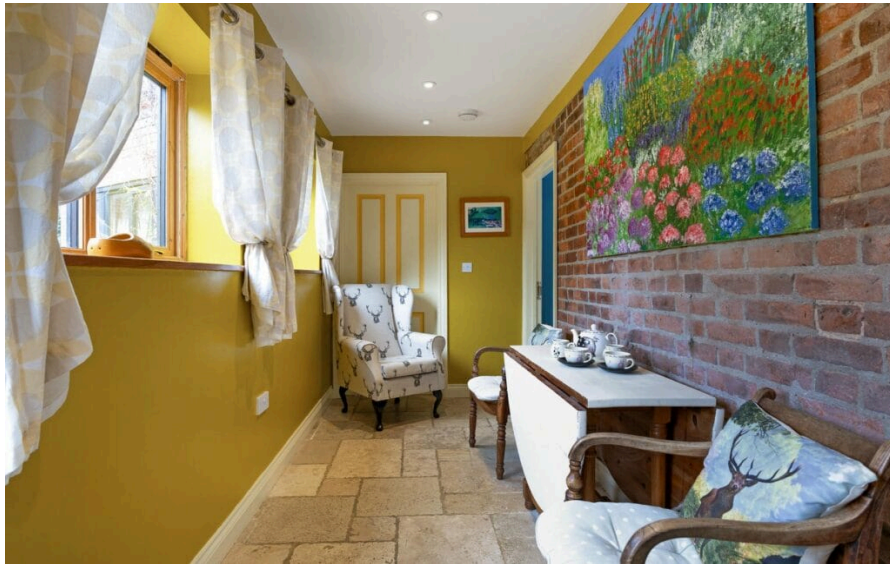




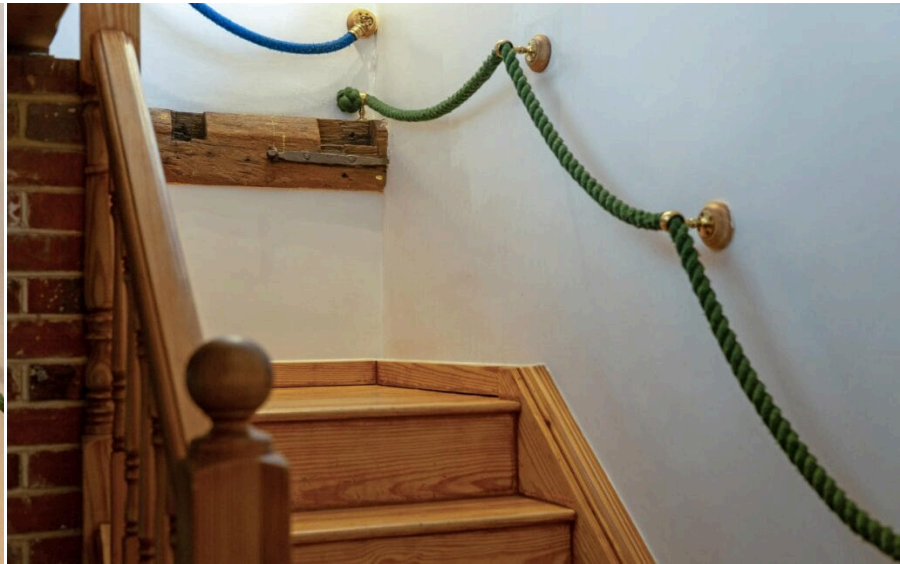
















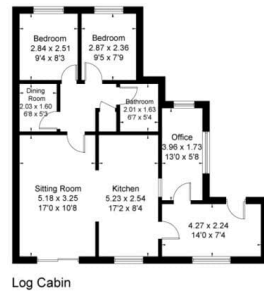
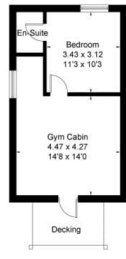
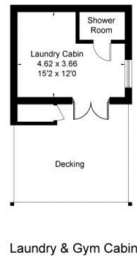
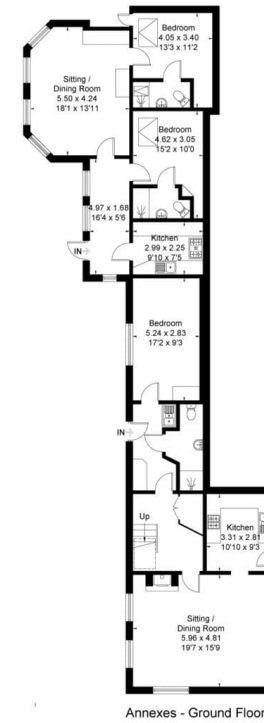








| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Approximate Floor Area = 564.2 sq m / 6073 sq ft
 Stables = 178.8 sq m / 1925 sq ft
 Log Cabin = 76.7 sq m / 826 sq ft
 Laundry / Gym Cabin = 51.7 sq m / 556 sq ft
 Total = 871.4 sq m / 9380 sq ft

