



THE STORY OF

Bluebell Barn

Wood Norton, Norfolk

SOWERBYS



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Bluebell Barn

Wood Norton, Dereham, Norfolk
NR20 5BJ

2.5 Acres (STMS) Of Beautifully Landscaped
Grounds with Formal Gardens, Sun
Terraces and Wildflower Meadows

Exceptional Rural Setting Offering
Privacy, Tranquillity and Stunning
Open Countryside Surroundings

Extensive Range of Highly Versatile
Outbuildings and Ancillary Space

Beautifully Presented Interiors with
Stylish Yet Elegant Décor and High
Specification Finish Throughout

Magnificent 32ft Sitting Room and
Separate Formal Dining Room

Stunning Bespoke Garden Room Extending to
Over 380 Sq Ft with Panoramic Garden Views

Outstanding 28ft Kitchen/Breakfast Room

Four Bedrooms Including a Luxurious
Principal Suite with Dressing Room

SOWERBYS HOLT OFFICE

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Set amidst approximately 2.5 acres (STMS) of beautifully curated grounds, this exceptional country residence offers a rare balance of refined family living, lifestyle versatility and idyllic rural tranquillity. Approached via a sweeping gravel driveway and framed by mature hedging, the setting is immediately captivating; a private and peaceful retreat where elegant formal gardens, expansive lawns and wildflower meadows unfold effortlessly around the home and its impressive collection of outbuildings.

The house itself has been thoughtfully enhanced and impeccably maintained with a sophisticated contemporary finish. Throughout, the interiors are beautifully presented with a stylish yet elegant design aesthetic, complemented by grand proportions, an abundance of natural light and a high specification finish that creates a home of both comfort and distinction.

At the heart of the property lies an outstanding 28ft kitchen and breakfast room, designed for both everyday living and entertaining on a larger scale. Shaker-style cabinetry is paired with quartz stone worktops and a generous breakfast bar peninsula, creating a space that is as functional as it is visually striking. Adjoining this is a substantial utility and boot room, ideal for busy family life and country living alike.

The principal reception spaces flow beautifully through the ground floor, each offering a unique atmosphere while remaining wonderfully connected. The impressive 32ft sitting room provides an inviting focal point with its raised wood burning stove and relaxed elegance, while the formal dining room offers the perfect setting for entertaining and long family gatherings. Extending beyond is a truly stunning bespoke garden room of over 380 sq feet with underfloor heating powered by an air source heat pump which creates an exceptional year-round living space bathed in natural light.



Grand proportions,
abundant natural light
and timeless elegance
combine to create an
exceptional living
environment.





The first floor hosts a luxurious principal bedroom suite complete with a beautifully appointed en-suite bathroom and dedicated dressing room, creating a peaceful and indulgent private retreat. Two further generous double bedrooms are also positioned on the first floor, served by stylish bath and shower facilities.

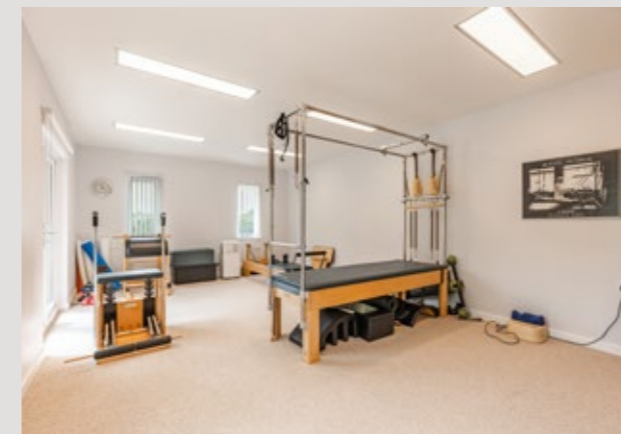
On the ground floor, a spacious fourth bedroom is positioned adjacent to a contemporary shower room and benefits from potential for independent access, presenting an ideal opportunity for annexe-style accommodation, guest quarters or multi-generational living.

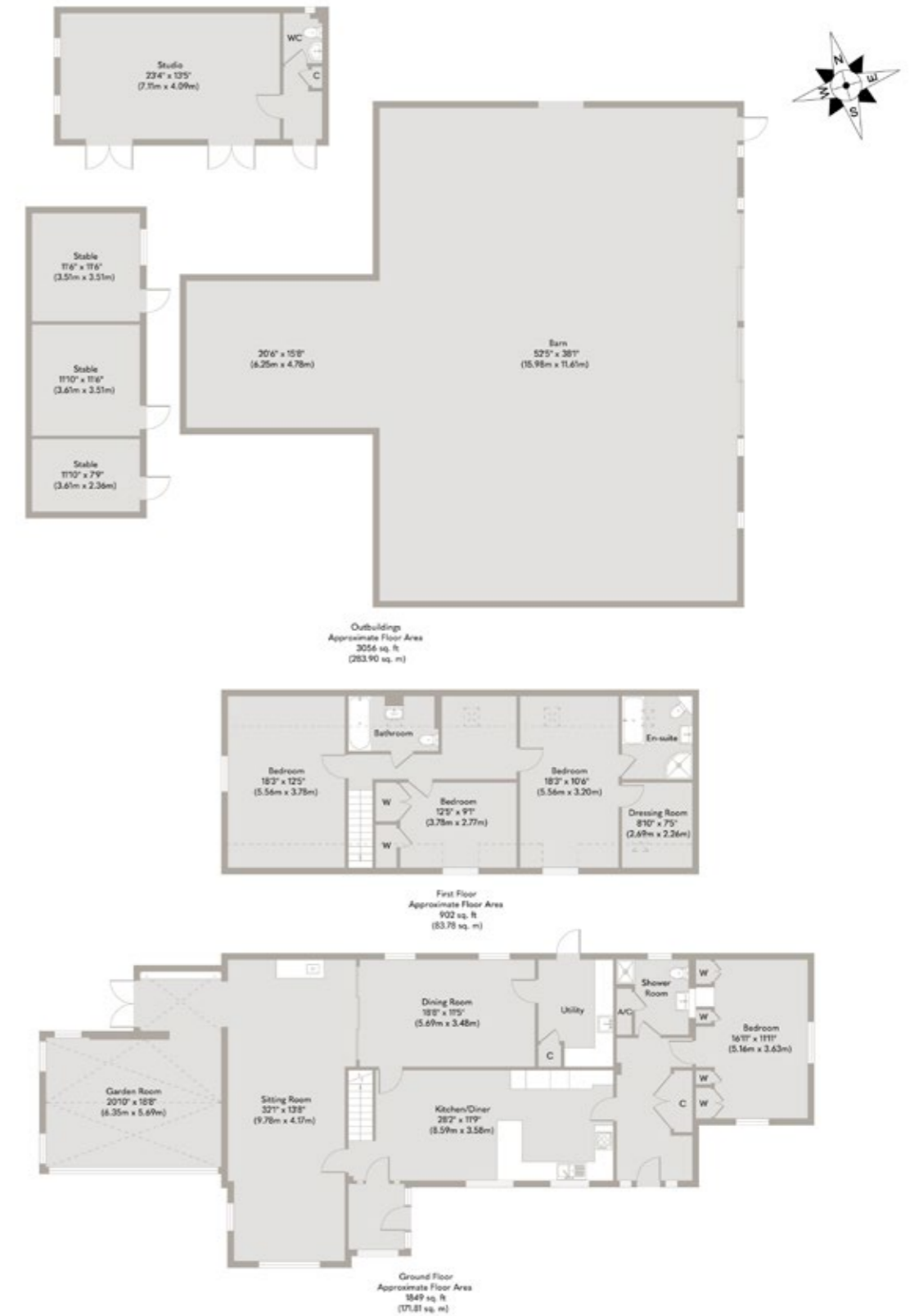
Beyond the main residence, the grounds continue to impress. Beautifully formalised gardens surround the house with expansive terraces, established planting and carefully designed areas for entertaining and relaxation. Beyond these, sweeping flower meadows and open green space create a wonderful sense of freedom and connection to the surrounding countryside.

A remarkable collection of versatile outbuildings further elevates the property's appeal. The substantial 3,000 sq ft timber framed barn offers enormous potential for a wide range of uses. A detached, contemporary studio provides fully insulated accommodation with power, lighting, heating and services already connected. In addition, a traditional triple stable block adds further flexibility and charm, ideal for equestrian interests or alternative recreational uses.

Secure off-road parking is in abundance with this fine home with a formal gated entrance plus a secondary gate entrance which both provide access to an expansive area of parking.

This is a home that effortlessly combines sophistication and practicality with an enviable outdoor lifestyle.





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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Wood Norton

A SMALL NORFOLK VILLAGE

A typical small Norfolk village. Wood Norton was owned by Christ Church Oxford up until the 1950s.

Just 8 miles away a strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living. Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.



Note from Sowerbys



“A unique rural sanctuary where elegant interiors, exceptional entertaining spaces and outstanding grounds come together beautifully.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating to main property. Air source heat pump to studio. Drainage via septic tank.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 9020-3062-5205-6026-3204.

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: ///tomorrow.geologist.rank

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SOWERBYS

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