



THE STORY OF

3 Abbey Farm

Alby, Norfolk

SOWERBYS



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3 Abbey Farm

Alby Common, Norwich, Norfolk
NR11 7HG

Beautifully Presented Barn
Conversion in a Village Setting

High Specification Finish Throughout

Light-Filled Open-Plan Living Space

Contemporary Kitchen with
Integrated Appliances

Generous Living and Dining Areas

Utility Room, Cloakroom/WC and Home Office

Three Double Bedrooms, All En-Suite

Private Courtyard and Landscaped Front Garden

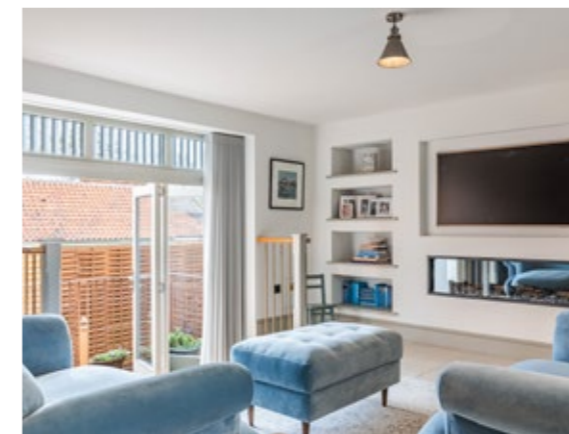
Off-Road Parking with Additional Land

Offered Chain Free

SOWERBYS HOLT OFFICE

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Meticulously constructed and beautifully maintained, this exceptional barn conversion offers a high standard of finish throughout, making it an ideal choice as either a main residence or a charming holiday retreat.

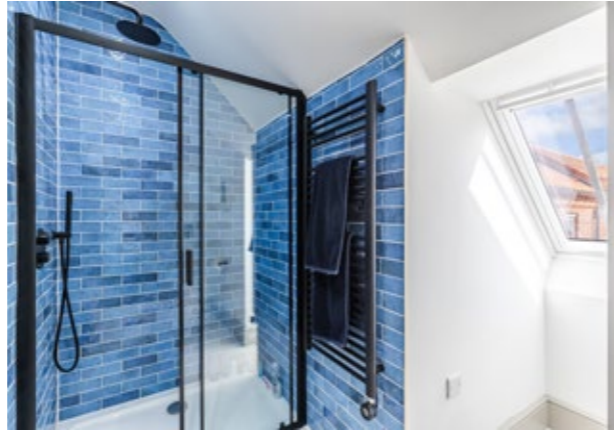
At the heart of the home lies a striking open-plan reception space, thoughtfully designed to maximise light and volume. The high-end kitchen is fitted with quality integrated appliances and flows seamlessly into generous dining and seating areas, creating a sociable and inviting setting for both everyday living and entertaining.

The ground floor is further enhanced by a practical utility room, a cloakroom/WC, and a versatile office space, well suited to home working or additional reception use.

Arranged over two floors, the property provides three well-proportioned bedrooms, each benefitting from its own en-suite, offering both comfort and privacy for residents and guests alike.

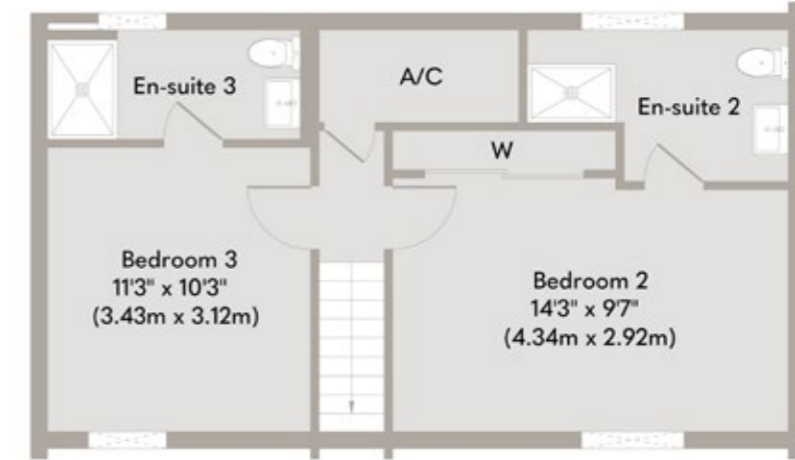
Externally, the property continues to impress. A private rear courtyard offers a peaceful outdoor retreat, while the larger front garden provides an attractive and usable space. There is off-road parking for up to three vehicles, along with the added advantage of a separate parcel of land beyond, offering further potential or simply additional outdoor enjoyment.

Offered to the market chain free, this is a rare opportunity to acquire a stylish and thoughtfully designed barn conversion in an unspoilt village setting.

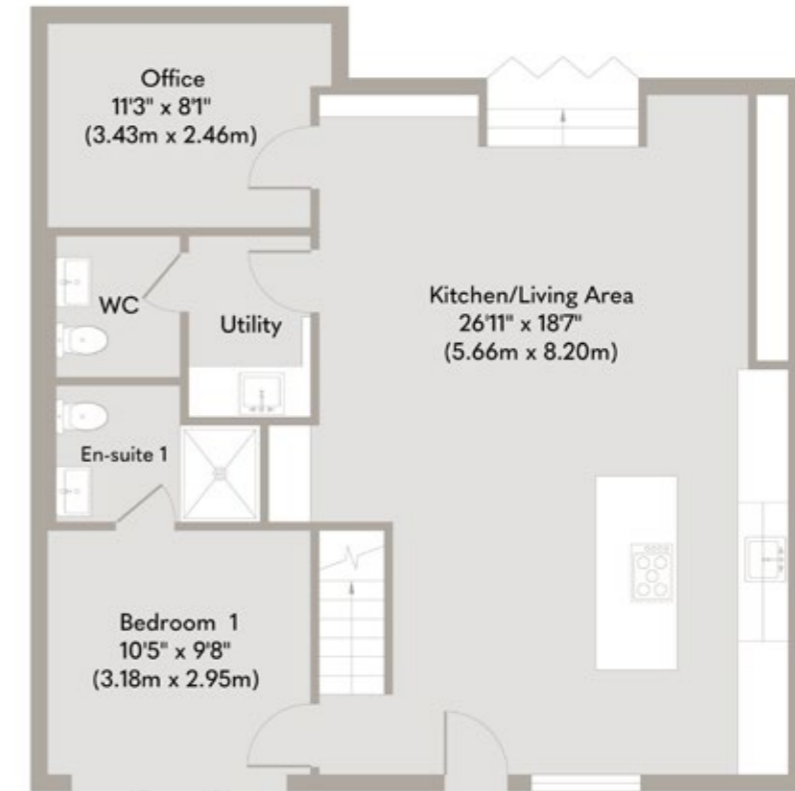


Used as a second home over the past year, it has offered a wonderful escape to the Norfolk countryside.





First Floor
Approximate Floor Area
467 sq. ft
(43.36 sq. m)



Ground Floor
Approximate Floor Area
821 sq. ft
(76.31 sq. m)



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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Alby

NORFOLKS HIDDEN HAVEN FULL OF COUNTRYSIDE CALM AND CHARM

Alby offers an inviting slice of North Norfolk countryside, where wide skies and open farmland set the scene for a relaxed, outdoor-led way of life. The hamlet sits just 4 miles from Aylsham, 6 miles from Cromer's sandy beaches, and around 15 miles from Norwich, giving you easy access to coast, town and city while enjoying a wonderfully calm rural backdrop.

At the centre of the community is Alby Crafts & Gardens, a charming collection of artisan workshops, independent boutiques and a much-loved café surrounded by beautifully kept gardens, an inspiring spot for browsing, meeting friends and enjoying slow weekends.

Nearby Aylsham enhances daily living with its independent food shops, bakery, butchers, delis, cafés and lively weekly markets, while the National Trust's Blickling Estate, only a short drive away, provides woodland trails, lakeside walks and a stunning historic house, ideal for year-round adventures.

With the coast minutes away, Norwich within easy reach, and countryside all around, Alby offers a lifestyle shaped by good food, fresh air and a welcoming rural community, perfect for those who value space, creativity and the gentle rhythm of Norfolk living.



Note from the Vendor



“Peaceful surroundings and an exceptional setting have made this a truly special place to spend time.”



SERVICES CONNECTED

Mains water and electricity. Electric central heating and air source heat pump. Drainage via treatment plant.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 6600-1283-0432-2402-3853

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: ///exhale.fists.rejoin

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SOWERBYS

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