



THE STORY OF

1 Laceys Farm

Colby, Norfolk

SOWERBYS



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Colby, Norfolk
NR11 7EF

Detached Barn Conversion Enjoying a
Peaceful and Private Rural Setting

Accessed Via Private Driveway with Open
Countryside Views in All Directions

Set Within Approximately 0.8 Acres (STMS)
Including Gardens and Separate Field

Beautifully Established Formal Gardens with
Mature Borders and Far-Reaching Vistas

Additional Field Offering Excellent Potential

Generous and Adaptable Accommodation
Arranged Over Two Floors

Four Well-Proportioned Bedrooms
Complemented by Four Bathrooms

Versatile Reception Spaces

Dedicated Home Office with an
Unconverted Barn Wing

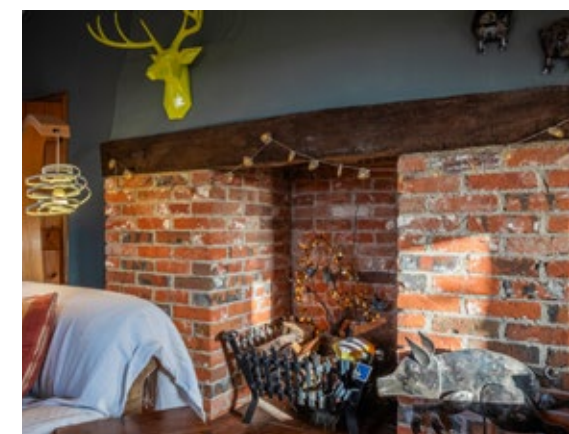
Characterful Country Home with Scope for
Future Development and Personalisation

SOWERBYS HOLT OFFICE

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Accessed via its own private driveway and surrounded entirely by open countryside, this impressive detached barn conversion enjoys a peaceful rural setting with far-reaching views across open fields in every direction. The property occupies an attractive plot of approximately 0.8 acres in total, offering a sense of space, privacy and connection to the surrounding landscape.

The gardens are a particularly appealing feature, arranged as a series of established areas designed for both relaxation and enjoyment. To the rear, the formal gardens create a picturesque backdrop to the house, with mature borders, open lawns and sweeping views beyond. Positioned across the driveway, the separate field provides an excellent additional asset, presenting a range of possibilities such as a tennis court, orchard or further landscaped grounds, subject to requirements.

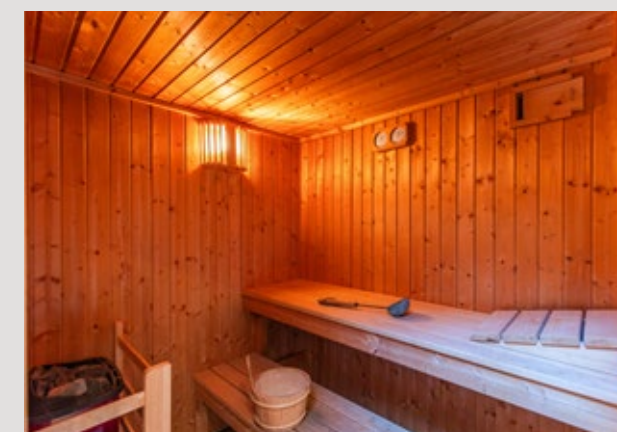
Internally, the accommodation is generous, versatile and well-proportioned, arranged across both ground and first floors. There are four spacious bedrooms, each complemented by well-appointed bathroom facilities, alongside a collection of adaptable reception rooms that lend themselves equally to family living, entertaining or alternative uses including additional bedroom or work space if desired.

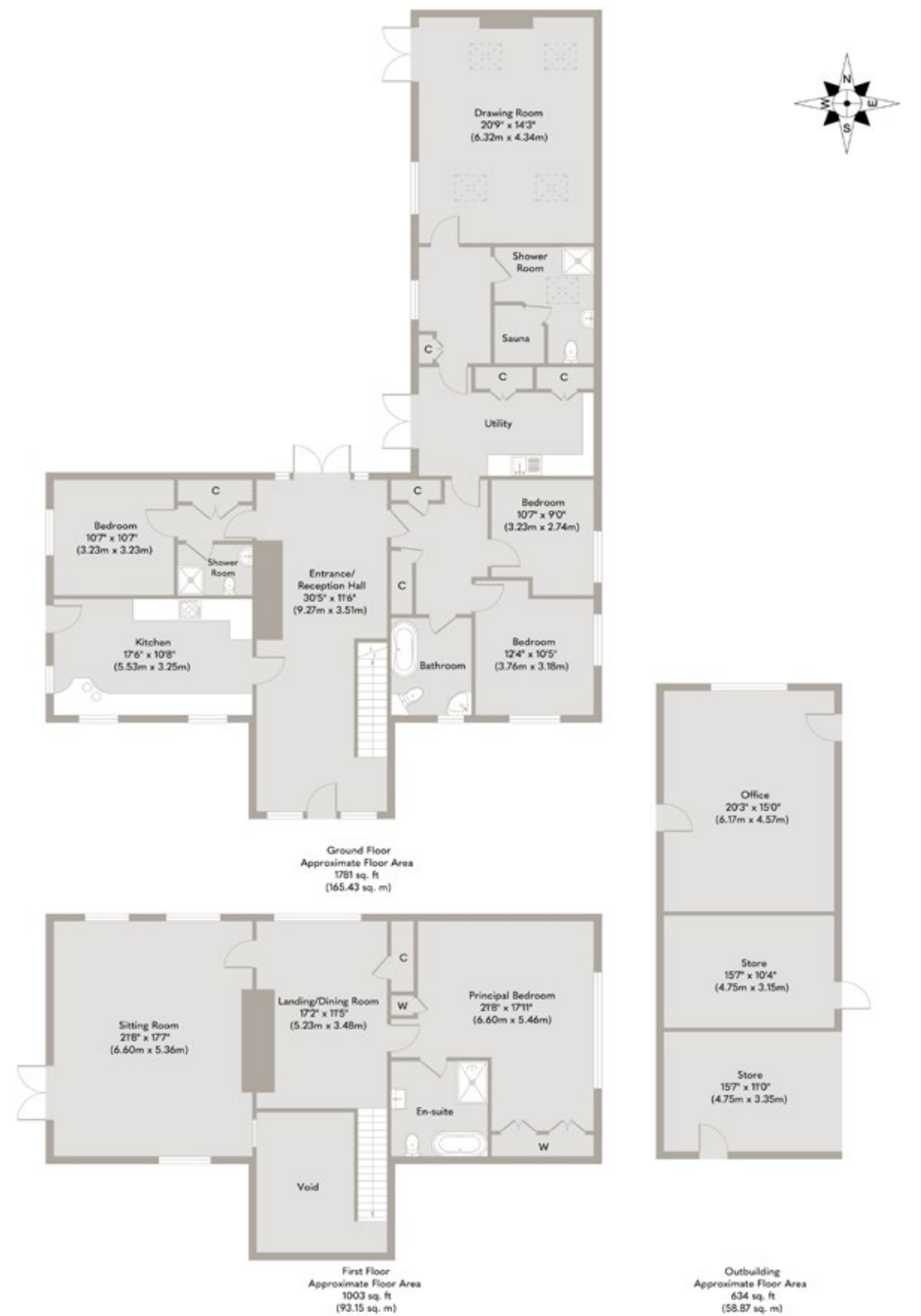
An unconverted wing of the barn currently provides storage and partial office accommodation, offering an ideal opportunity for a dedicated home workspace, studio or workshop, with clear potential for further development subject to any necessary consents.

Warm, welcoming and clearly much loved, 1 Laceys Farm represents a rare opportunity to acquire a characterful country home combining privacy, flexibility and significant potential within a beautifully open rural setting.



If we had to sum the house up in just three words, it would be joyful, quirky and brilliant.





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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Colby

ESCAPE TO RURAL NORFOLK LIVING

Colby is a charming rural village set in the beautiful North Norfolk countryside, offering a peaceful lifestyle while still being within easy reach of amenities. The village is surrounded by open fields and quiet country lanes, making it perfect for walking, cycling, and enjoying the outdoors.

For everyday needs, the nearby market towns of Aylsham and North Walsham provide a wide range of shops, schools, healthcare, and leisure facilities. The picturesque North Norfolk coast, with its sandy beaches and nature reserves, is only a short drive away, while the city of Norwich is within easy reach, offering extensive shopping, cultural attractions, and rail links to London.

Colby itself retains a strong sense of community, centred around its historic parish church and village hall, with plenty of opportunities to get involved in local events and activities. With its blend of tranquillity, accessibility, and rural charm, Colby is an ideal location for those seeking a quieter pace of life without being isolated.



Note from the Vendor



“Our favourite place in the house has always been the upstairs lounge, where the view across open fields, especially at sunset, is simply lovely.”



SERVICES CONNECTED

Mains water and electricity. Heating via wood pellet boiler.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 6735-3022-4509-0669-7206

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: ///pinches.mason.plums

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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