Plot 1

THE OLD FARMYARD

DEVLIN
DEVELOPMENTS

INTRODUCING

Plot 1

The Old Farm Yard, Hall Lane,
Baconsthorpe, NR25 6LE

Modern Open-Plan Living

Far Reaching Countryside Views

High Quality Craftsmanship Throughout

Built by Locally Renowned Devlin Developments

Luxurious Interior Finishes with
Delightful Exposed Beams

Small Community Atmosphere Blended
with a Sense of Peace and Space

Short Drive to Holt and the Coast

Driveway Parking and Garaging

Stylish Kitchen and Beautifully
Appointed Bathrooms

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com







SOWERBYS







Beautifully designed contemporary barn-style home, thoughtfully created, combining luxurious modern living with quintessential North Norfolk character.

This three-bedroom home has been carefully designed to embrace modern open-plan living, where light-filled spaces create a wonderfully sociable environment, perfectly suited to both everyday life and entertaining. The kitchen sits at the heart of the home, featuring stylish cabinetry and high-quality appliances, flowing seamlessly into the dining and living areas where summers evenings are enjoyed overlooking far-reaching countryside views.

The layout has been thoughtfully considered, offering three generous bedrooms set along one side of the home, served by serene, luxurious bathrooms finished to a highest standard. Throughout the home, attention to detail is evident, with refined interiors that balance comfort, style and quality in equal measure.

Sustainability is high on the agenda for Devlin Developments, with features including solar panels, battery storage and air source heating, ensuring efficient and future-focused living.

Outside, the traditional brick and flint façade immediately captures the essence of North Norfolk, whilst the driveway parking and garaging provide practicality without compromise.

The setting is one of peace and exclusivity, where a small community of like-minded homeowners can enjoy the rural outlook, yet remain well connected to Holt and the coastline beyond.

This exceptional home seeks a custodian to enjoy the quality, lifestyle and sense of place that The Old Farmyard so effortlessly offers.









SOWERBYS









A new home is just the beginning

Specification

KITCHEN
- Quartz work surfaces
- Shaker style units
- Appliances - Neff, Bosch or similar: double oven, hob and extractor, full height fridge and freezer, wine cooler and dishwasher
- Boiling water tap
- Water softener system

BATHROOMS & EN-SUITES
- Contemporary bathroom fittings
- Vado showers and taps
- Vanity units
- Full tiling to baths and showers / half tiling to rest of bathroom
- Heated towel rails
- Luxury hard flooring

INTERNAL
- Oak trusses to open plan living space
- Luxury hard flooring to: kitchen, dining areas, utility and hallway
- Quality carpet to rest of house
- Fitted wardrobes to principal bedroom
- Alarm system
- TV, sky and data points to each room
- Underfloor heating (zoned to individual rooms)
- Oak finished internal doors
- LED downlights throughout
- Wood burning stove to sitting room

EXTERNAL
- Traditional construction
- Brick and flint
- Oak porch
- CCTV
- UPVC agate grey double-glazed windows
- Pearl cement board cladding
- Lindab guttering
- External lighting
- Willow fencing between plots
- Post and rail fencing to field boundaries
- Turfed front and rear gardens
- Shrubs and Planting
- Indian sandstone patio area
- Shingle roadway
- Outside tap front and back
- Outside power socket
- 4 KW of PV Panels
- Battery storage
- Anderson EV car charger

SERVICES
- Air source heating system (Grant Aerona)
- Mains water & electricity
- Treatment plant (Klargester BioTec+)
- Full fibre to premises

WARRANTY
- David Bullen 6-year CML certificate
- Central heating and appliances guaranteed





SOWERBYS

Floor Plan



GROUND FLOOR	TOTAL FLOOR AREA 1,834 SQ.FT / 170.40 SQ.M
Kitchen/Dining/Sitting Room	33'10" max x 20'11" max (10.32m x 6.38m)
Principal Bedroom	18'2" max x 13'1" max (5.53m x 3.99m)
Bedroom Two	14'0" x 10'10" (4.27m x 3.31m)
Bedroom Three	15'5" x 12'1" (4.70m x 3.69m)

OUTBUILDINGS	
Garage	22'10" x 14'9" (6.96m x 4.49m)

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. Copyright V360 Ltd 2026 | www.houseviz.com

Baconsthorpe

TRANQUIL LANDSCAPES CLOSE TO CENTURIES OF RICH HISTORY

The village of Baconsthorpe is surrounded by unspoilt countryside, situated approximately four miles east of Holt and a short distance from the North Norfolk coast. It is one of the few places in the county where a census before 1841 containing names survives. It is here that the ruins of Baconsthorpe Castle can be found, which date back to the early 15th century.

Holt is one of the most attractive small towns in Norfolk with the main street lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555.

The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.











COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

Predicted B Rating.

TENURE

Freehold.

LOCATION

What3words: ///umbrellas.look.maps

AGENT'S NOTE

Please enquire regarding general covenants applicable to new builds and for further details regarding driveway ownerships.
There is an indemnity policy in place for Hall Lane due to unknown ownership
Internal images have been virftually staged for representative purposes.

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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in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

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