



THE STORY OF
The Old Dairy
Blofield, Norfolk

SOWERBYS



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The Old Dairy

Blofield, Norfolk
NR13 4DF

Exceptional Detached Barn Conversion in Blofield

Far-Reaching Countryside Views
and Peaceful Setting

Approx. 2,840 sq. ft. Beautifully
Appointed Accommodation

Generous 0.78 Acre Wrap-
Around Private Gardens

Five Spacious Double Bedrooms

Characterful Vaulted Ceilings and Exposed Beams

Superb Kitchen Breakfast Room for Entertaining

Charming Sitting Room with Wood Burner

Easy Access to Norwich and Station

Solar Panels Generating Approximately
£2,000 Annually

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Set in an enviable position on Park Lane, surrounded by open countryside and enjoying far-reaching rural views, this exceptional detached barn conversion offers a rare combination of space, character and tranquillity, all within easy reach of Norwich.

With approximately 2,840 sq. ft. of beautifully appointed accommodation and a generous 0.78-acre plot, this is a home that truly embraces its setting.

Approached via a five-bar gate and sweeping driveway, the property immediately sets the tone for what lies beyond. Inside, the accommodation is wonderfully versatile, with exposed beams, brickwork and vaulted ceilings sitting comfortably alongside contemporary fittings.

At the heart of the home is a superb 19ft sitting room, where a vaulted ceiling and wood burner create a wonderfully inviting space for relaxed evenings, while the dual aspect kitchen/breakfast room provides the perfect hub for everyday family life. An adjoining dining room offers an ideal setting for entertaining, with the option to create a more open-plan arrangement if desired. A conservatory, utility room and cloakroom complete the ground floor.

Five generous double bedrooms provide exceptional flexibility, including a principal suite with dressing room and en suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, making this a home equally suited to family life, visiting guests or working from home.





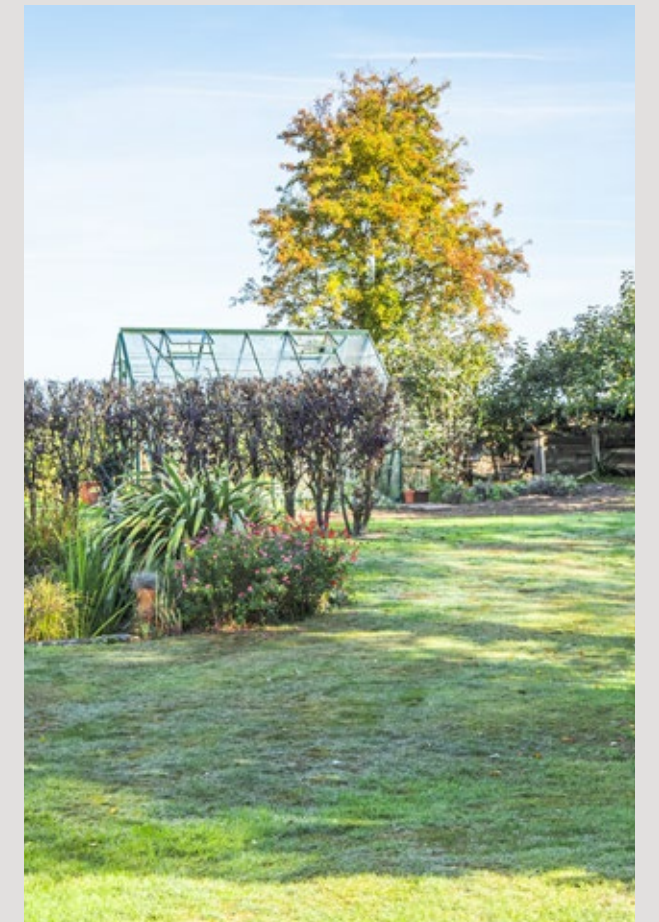


Outside is where this property truly comes into its own. The wrap-around gardens extend into generous lawns, established borders and secluded seating areas, creating a succession of places in which to enjoy the sunshine, entertain outdoors or simply pause and take in the wonderful views across the surrounding fields. There is an ornamental pond, well and useful working garden area, while the integral double garage provides excellent storage.

Despite its peaceful, rural feel, Park Lane is wonderfully connected. The nearby village of Blofield offers everyday amenities, whilst Norwich is readily accessible for city life, culture, dining and shopping, with the railway station providing an excellent link for commuters. With solar panels generating an income of approximately £2,000 per annum, this is a truly special countryside home, offering the best of both worlds.



A rare combination of
space, character and
tranquillity.





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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Blofield

VILLAGE CHARM, BROADLAND BEAUTY AND NORWICH WITHIN EASY REACH

Set within the heart of Norfolk's Broadland, Blofield is a well-established village that combines a strong sense of community with easy access to the countryside and the city. With its historic church, village green and traditional streets, Blofield retains the character of a quintessential Norfolk village, while a selection of local amenities gives everyday life a welcoming, well-connected feel.

Surrounded by the gently rolling landscape of Broadland, the village is ideally placed for exploring the waterways, walks and wildlife that make this part of Norfolk so distinctive. The nearby Norfolk Broads provide endless opportunities for boating, fishing and enjoying the great outdoors, while the River Yare and surrounding marshes offer a tranquil backdrop to village life. The coast is also within easy reach, making it possible to enjoy both countryside and seaside escapes.

Blofield has a long history, with St Andrew's Church standing at the heart of the village and reflecting its medieval roots. Today, traditional homes sit alongside more modern properties, with a varied housing market ranging from period cottages and characterful village houses to larger family homes. Nearby villages including Brundall, Strumpshaw and Lingwood offer further opportunities to explore the surrounding Broadland landscape.

Despite its rural setting, Blofield is remarkably well connected. Norwich is just a short drive away, providing an array of independent shops, restaurants, cultural attractions and employment opportunities, while Brundall's railway station offers direct connections into Norwich and beyond. With the waterways and countryside on its doorstep and the city within easy reach, Blofield offers a particularly appealing balance of village life, outdoor living and modern convenience.



Note from Sowerbys



“A truly special countryside home.”



SERVICES CONNECTED

Mains water and electricity. Heating and drainage to be confirmed.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2191-7383-3110-2751-1121

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: ///shorts.computers.declares

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SOWERBYS

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