

THE STORY OF

The Old Dairy

Felbrigg, Norfolk

SOWERBYS

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The Old Dairy

Felbrigg Road, Felbrigg, Norfolk
NR11 8PD

Impressive Barn Conversion
with Plenty of Character

Approximately 2 Acres of South-Facing
Gardens and Grounds (STMS)

Spacious Open-Plan Kitchen,
Dining and Living Area

Four-Oven Aga and Vaulted Reception Space

Principal Bedroom with Stylish En-Suite

24 Solar Panels, Tesla Battery and Biomass Boiler

Underfloor Heating, Rainwater
Harvesting and Sewage Treatment

Home EV Charging Unit

Greenhouse, Summer House and 30ft Polytunnel

Easy Access to Cromer and the
North Norfolk Coast

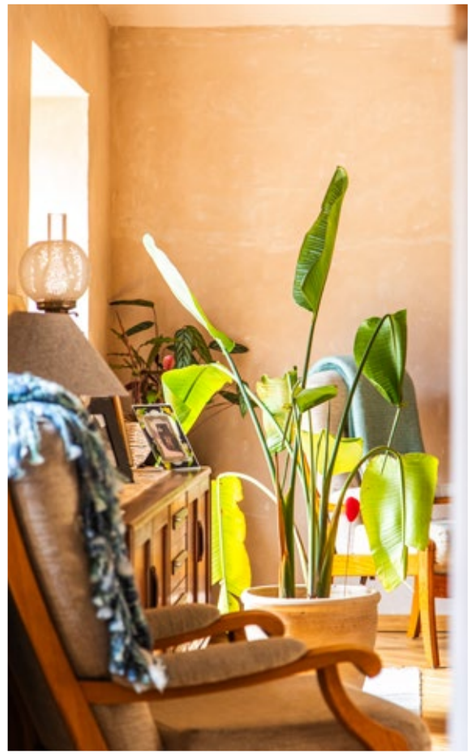
SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com













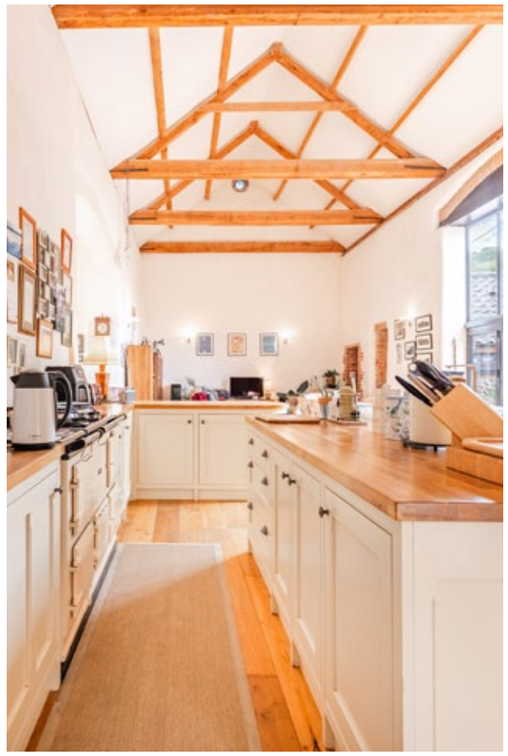
Dating back to the early 1800s and believed to have once formed part of the Felbrigg Hall estate, the barn has a lovely sense of history, while the current owners have created a comfortable and highly efficient home with plenty of character.

The accommodation is particularly spacious and versatile, with a superb vaulted open-plan kitchen, dining and living space at its heart. The kitchen is fitted around a four-oven Aga and the whole room provides a wonderful space for both everyday life and entertaining. Original features and the character of the former barn sit comfortably alongside a high standard of modern fittings and finishes.

There are four good-sized bedrooms, including an impressive principal suite with a beautifully appointed en-suite bathroom, complete with a walk-in shower and traditional roll-top bath.

The layout offers plenty of flexibility for family living, guests or those looking for additional space to work from home.

The conversion was undertaken with sustainability very much in mind. The walls incorporate hempcrete and lime finishes, while the property benefits from underfloor heating, a biomass boiler, 24 solar panels, a rainwater harvesting system and sewage treatment plant. There is also an EV charging point.































Outside is a real feature of the property. A substantial red granite driveway provides plenty of parking and leads through to the gardens and grounds. The south-facing garden is well established, with mature planting, a cedar greenhouse, summer house and an impressive 30ft polytunnel. There are two paddocks, a fruit orchard with a good selection of established and traditional varieties, and numerous native trees planted throughout the grounds.

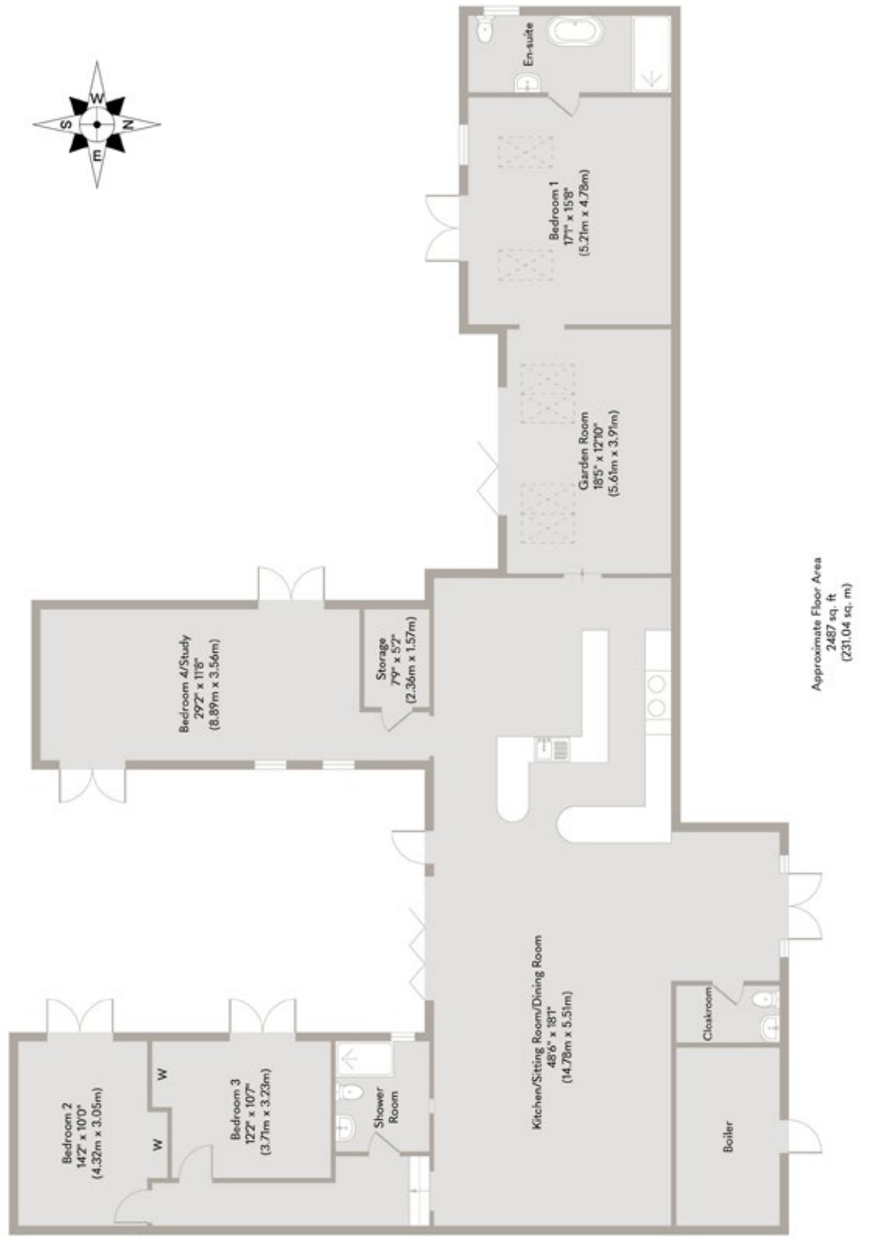
The western side of the garden borders woodland and open fields, creating a particularly peaceful setting and attracting a good variety of wildlife. There are terraces to both the north and south, providing places to sit and enjoy the garden at different times of the day, while the 44ft pagoda is another notable feature.

Felbrigg is one of North Norfolk's most desirable villages, surrounded by open countryside and within easy reach of the coast. The National Trust's Felbrigg Hall and its extensive parkland and woodland are close by, while Cromer is around two miles away and provides a good range of shops, cafés, restaurants and everyday amenities, along with its famous pier and seafront.

The Old Dairy offers a rare combination of character, space, attractive grounds and modern eco-friendly living, all in a particularly lovely North Norfolk setting.







Approximate Floor Area
2487 sq. ft
(231.04 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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Felbrigg

PEACEFUL NORTH NORFOLK VILLAGE

Felbrigg is a quintessential North Norfolk village, celebrated for its peaceful atmosphere and close-knit community. Residents take pride in village life, with local gatherings and events centred around the parish church and village hall, creating a warm and welcoming environment that feels truly rooted in the countryside.

The village is perhaps best known for Felbrigg Hall, a striking National Trust estate on the edge of the village. Its grand hall, rolling parkland and woodland walks form the heart of the area, offering year-round enjoyment for walkers, families and dog owners alike. The surrounding lanes and footpaths provide idyllic routes through unspoilt countryside, linking Felbrigg to neighbouring villages and the coast.

Life in Felbrigg is calm and considered, with a slower pace that encourages time outdoors and a strong connection to nature. Nearby villages and the market town of Holt provide everyday amenities, independent shops, cafés and schooling, all within easy reach while allowing Felbrigg to retain its rural charm.

Felbrigg offers the perfect balance of rural living with accessibility. With Holt, the North Norfolk coast and Norwich all close by, it's an ideal setting for those seeking a peaceful village lifestyle without feeling remote. If Felbrigg sounds like your kind of place, we'd be delighted to help you find a home here.









Note from Sowerbys



"...a well-established south-facing garden, with the plot including a cedar greenhouse, polytunnel, paddocks, an orchard, and numerous native trees."

SERVICES CONNECTED

Mains electricity and water. Drainage to sewage treatment plant. Biomass heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

C. Ref:- 0034-8529-8409-0534-3206

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: ///flopped.acoustics.submerge

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

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