Plot 3

THE OLD FARMYARD

DEVLIN
DEVELOPMENTS

INTRODUCING

Plot 3

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

Far Reaching Countryside Views

Covered Carport Parking

Large Garden and Double Aspect Patio Area

Open-Plan Living with Central Kitchen Island and a Separate Private Sitting Room

Beautifully Appointed Bathrooms

Built by Locally Renowned Devlin Developments

Close Town and Coastal Links from the Countryside

High Quality Craftsmanship Throughout

Luxurious Interior Finishes with Delightful Exposed Beams

Small Community Atmosphere Blended with a Sense of Peace and Space

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Thoughtfully designed and crafted, this three-bedroom barn-style home offers a harmonious blend of contemporary luxury and quintessential North Norfolk character.

Set within the peaceful countryside yet only a short distance from the delightful market town of Holt and the coast beyond, nestles Plot 3, The Old Farmyard. This exceptional home has been designed with both sociability and privacy in mind, featuring open-plan living at its heart alongside a separate, intimate lounge for quieter moments.

Dual-aspect bifold doors draw in natural light and frame far-reaching countryside views, while the generous garden provides a perfect setting for outdoor living, entertaining, and enjoying the changing seasons.

The interior reflects an unwavering attention to detail, with exposed beams, luxurious finishes, and high-quality craftsmanship throughout. Bedrooms are well-proportioned and served by sumptuous bathrooms, creating a serene environment for everyday life. Every element has been carefully considered to combine comfort, elegance, and practicality.

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.

Externally, the home is complemented by covered carport parking and large patio areas that seamlessly connects the interior to the garden. The setting provides a rare sense of peace and space, where a small, close-knit community can enjoy the tranquillity of the countryside, yet remain well connected to Holt and the North Norfolk coast.

This beautiful home seeks a new custodian to enjoy its thoughtful design, luxurious interiors, and the exceptional lifestyle offered by The Old Farmyard.









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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
- 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 garden room

EXTERNAL
- Traditional construction
- Brick and flint
- 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 rear garden
- Shrubs and Planting
- Indian sandstone patio areas
- 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





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Floor Plan



GROUND FLOOR	TOTAL FLOOR AREA 1,745 SQ.FT / 162.20 SQ.M
Kitchen/Dining/Garden Room	33'10" max x 20'11" max (10.32m x 6.38m)
Sitting Room	17'1" x 15'4" (5.21m x 4.67m)
Principal Bedroom	17'0" max x 11'2" min (5.18m x 3.40m)
Bedroom Two	13'6" x 9'4" (4.11m x 2.84m)
Bedroom Three	13'6" max x 9'7" max (4.11m x 2.92m)

OUTBUILDINGS	
Carport	21'4" x 19'4" (6.50m x 5.89m)

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

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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