



SOWERBYS

ABBEY FARM

Alby, Alby Common,
Norwich, NR11 7HG



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- Substantial 17th Century Period Farmhouse
- Accommodation Approaching 3000 sq. ft.
- Extensive Range of Period Barns with Residential Planning Permission
- Two Bedroom Guest/Holiday Let Barn
- Wealth of Period Charm and Character
- Four/Five Bedrooms
- Approximately 6 Acres (stms) of Private Grounds
- South Facing Formal Gardens with Extensive Sun Terrace
- Idyllic Countryside Setting

Holt Office

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'Abbey Farm' at Alby is a wonderful 17th Century farmhouse approaching 3000 sq. ft. set in glorious private grounds of around 6 acres (stms). Enjoying an idyllic rural location, this fine residence is surrounded by undulating open countryside yet is positioned conveniently for access to the city of Norwich, the North Norfolk coastline, the famous Norfolk Broads and excellent schooling facilities. This fine residence boasts extensive accommodation set over two floors with an interior that is subtly and perfectly fused with a wealth of period charm and character. A state-of-the-art 'Biomass' boiler system has been installed to provide energy efficient heating and hot water to the property. Key features of the farmhouse include formal and informal receptions, a wonderful open-plan lifestyle room that incorporates a living area and kitchen with dining and there are four/five bedroom options set over both floors. The house sits in glorious south facing formal gardens with extensive sun terrace, shaped lawns flanked by raised beds, fruit trees and a delightful timber framed summerhouse ideal for outside dining and entertaining.

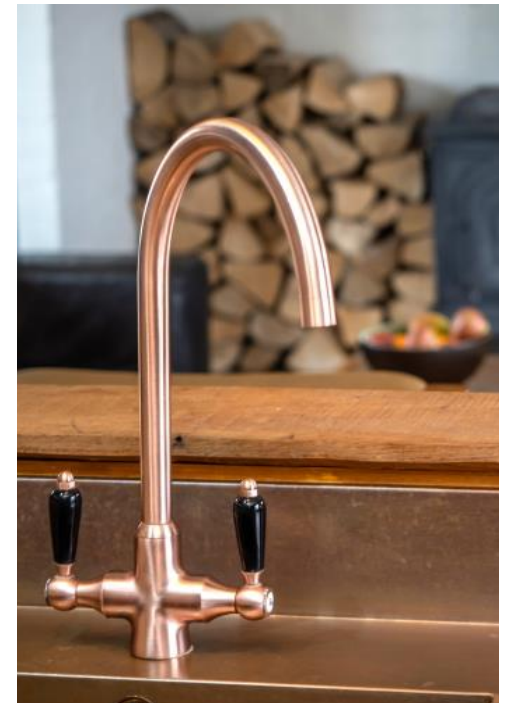
What makes this a unique and rare offering is the extensive period barns that come with the sale. Firstly, there is a wonderful two bedroom, detached barn known as 'Jerry's Barn' which has been expertly converted to provide a contemporary residence with a private courtyard garden and parking. This special barn is currently used as a guest house and highly successful holiday let. Further utilised barns include an attractive single storey building that houses a versatile studio and an external boiler/plant room for the 'Biomass' system.

Set around a central courtyard, you will find an extensive range of unconverted period barns that benefit from full residential planning for 3 dwellings plus further barns with excellent potential. This group of attractive barns boast a footprint in excess of 6000 sq. ft. on one level and offers endless potential and a diverse range of uses in addition to the residential planning. Each barn has allocated outside space, independent access and parking separate to the main farmhouse.

The land, which extends to around 6 acres (stms), is cleverly divided into functional areas that include traditional gardens around the farmhouse, a delightful grassed meadow to the east of the farmhouse that links to the formal gardens plus further acreage which sits to the west and is enclosed by mature tree lines and is a haven for diverse wildlife. A private woodland, established around thirty years ago, provides further enjoyment and features a selected range of indigenous trees and a mixture of deciduous and evergreen species to promote diversity.

'Abbey Farm' offers the rarest of opportunities to purchase a fine period residence set in glorious private grounds with the benefit of extensive and versatile barns for further development and/or an endless variety of uses. Full detail of the planning permission is available on request or alternatively it can be viewed on North Norfolk District Council's planning portal with the planning reference PF/15/1310.





















LOCATION

'Abbey Farm' is nestled discreetly amongst glorious, rolling open countryside and enjoys an idyllic and private environment. Despite its 'country lifestyle' setting the property benefits from excellent access to Norwich City which is just 17 miles to the South. The North Norfolk coastline surrounds the location from the North to the East and is around 6 miles away at its closest. Excellent schooling facilities are conveniently close and the traditional market towns, of Holt, Aylsham and North Walsham provide extensive facilities and amenities.

SERVICES CONNECTED

Mains electricity and water, septic tank drainage and Biomass boiler.

COUNCIL TAX

Band F.

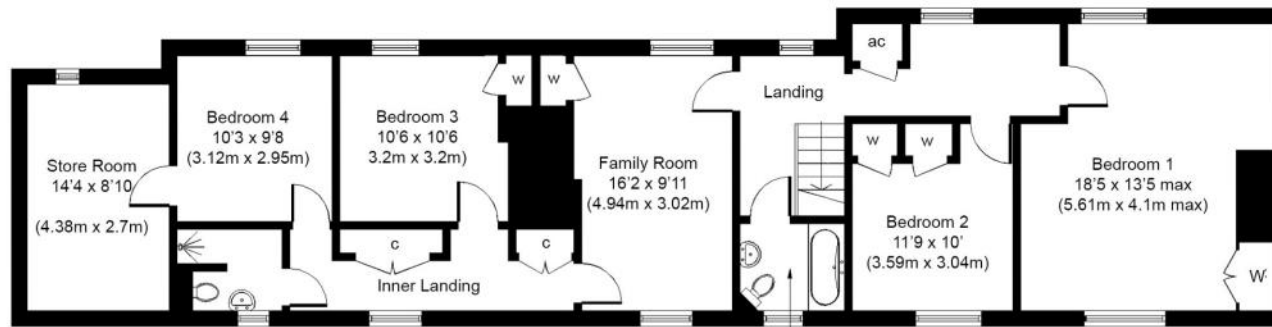
ENERGY EFFICIENCY RATING

D. Ref:- 0269-3006-5205-8509-1200

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.

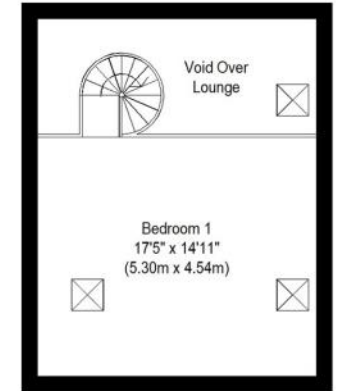


These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection 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.

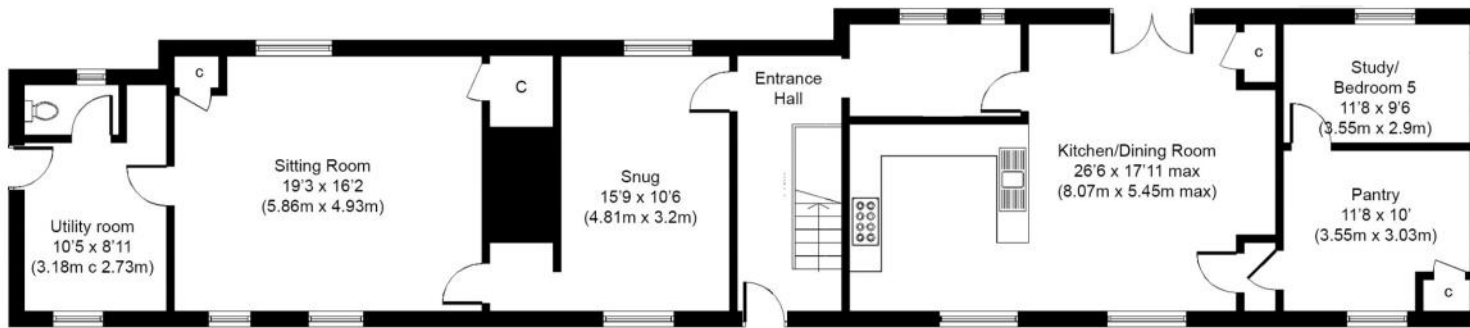


First floor
 Approx floor area
 1380 sq ft
 (118.7 sq m)

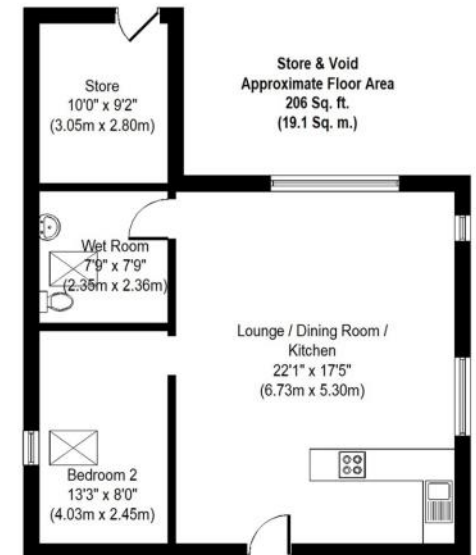
Bathroom
 6'9 x 5'6
 (2.07m x 1.67m)



Mezzanine Floor
 Approximate Floor Area
 (Excluding Void)
 259 Sq. ft.
 (24.1 Sq. m.)

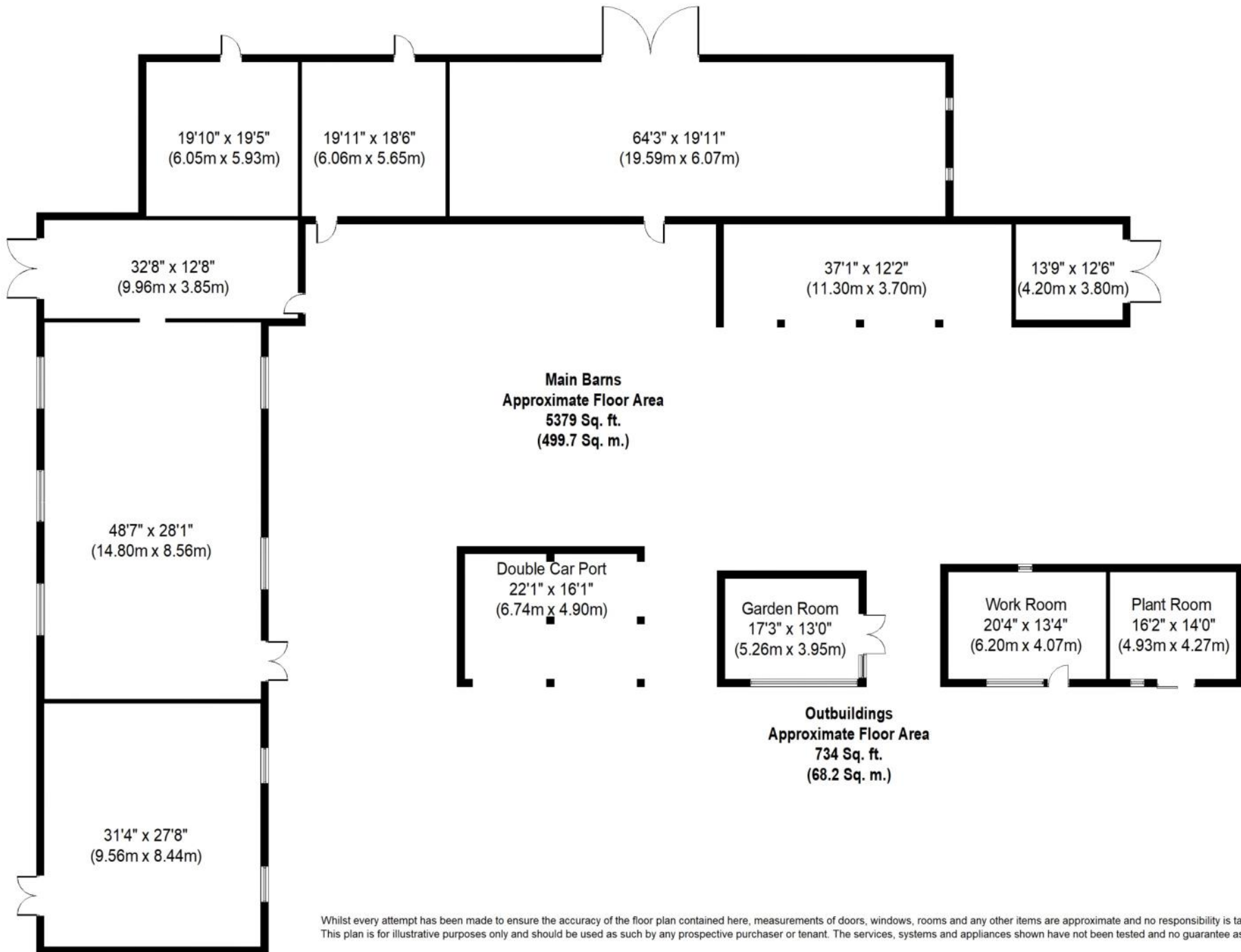


Ground floor
 Approx floor area
 1495 sq ft
 (138.9 sq m)



Ground floor
 Approximate Floor Area
 569 Sq. ft.
 (52.9 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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