



THE STORY OF

The Old Stables

Colby, Norfolk

SOWERBYS

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The Old Stables

Long Lane, Colby, Norfolk
NR11 7EF



Countryside and Field Views

Rural Location

Quick Access to Aylsham and North Walsham

Incredibly Popular Gastropubs Nearby

Train Station Within Five Miles

Characterful Barn Conversion

Four Bedrooms and Four En-Suites

Heated Indoor Pool, Enjoying Views

Sauna and Further Shower Room

Great Scope for Cosmetic Refurbishment



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“An idyllic, spacious and comfortable home with a location gifting us country views and of the area.”

Hiding within Norfolk’s beautiful countryside, Colby is set amongst far reaching fields, undisturbed tranquillity and it is less than five miles away from finding the amenities available at Aylsham, North Walsham and further-afield, the coast at Cromer.

The Old Stables is an incredible barn which hosts an abundance of charm, character and possibilities. It sits

incredibly well in its plot which perfectly utilises the western aspect of the main garden, and the southern-facing patio which is sheltered via part of the barn encompassing a traditional U-shape layout. Not falling foul of some typical barn conversions, we enjoy floods of light coming through the large windows, expansive rooms and exposed beams throughout, all of which really bring this home to life.





“We moved here in 2001 and in this happy community, we’ve made life-long friends.”



The layout of the barn is very well thought-out and is fluid as you travel through, but you can always feel the encouraging pull to the gardens wherever you choose to unwind. An impressive indoor heated swimming pool, with an extra shower room and a separate sauna too, makes for a great addition and the pool room enjoys the western views across the garden to the fields beyond.

The four bedrooms, four en-suites and three further reception rooms offer incredible flexibility which allows The Old Stables the ability to adapt to varying family dynamics. Whilst the property might benefit from some updating, the fundamentals are present and it's arguably only a cosmetic refurbishment which would make this house, into your home.

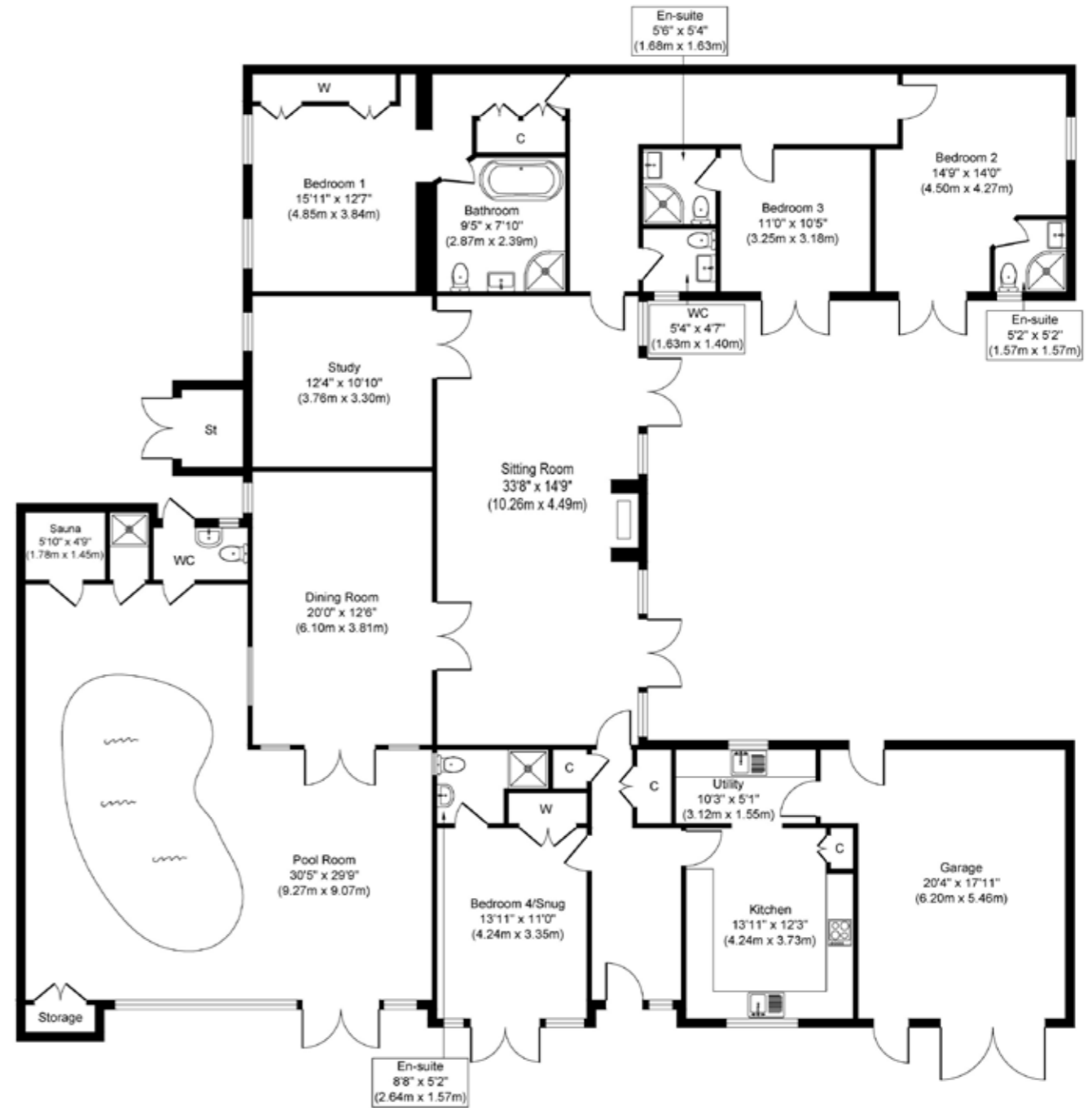


Outside, there is a large area for parking, comfortably accommodating a number of vehicles. As you drive further up the lane by this home, further houses help complete The Old Stables within a small community.

The home is located well, too, for the incredibly popular restaurants of The Gunton Arms and Suffield Arms, are both around four miles away, with the latter's location being close to a train station which will significantly expand your access to Norfolk.

With many qualities which make The Old Stables something truly special, it is fair to say that this home is one of very few which can proudly, and truthfully, be named as a hidden gem.





Ground Floor
Approximate Floor Area
3662 sq. ft
(340.21 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.

ALL THE REASONS



Colby

IN NORFOLK
IS THE PLACE TO CALL HOME



Known for its picturesque countryside and peaceful atmosphere, Colby offers a delightful escape from busier areas.

Bure and surrounded by beautiful countryside. Its historical buildings, traditional market square with Jacobean hall and a top selection of restaurants and cafés including foodie favourite Bread Source, makes for an interesting visit.

Aylsham offers a wide variety of facilities including butchers, bakers, doctors surgeries, pharmacy, public houses and three supermarkets. There is also a little market held in the market place every Monday as well as a popular farmers market on the first Saturday of the month. Situated only a few miles from the beautiful north Norfolk coast, an area of outstanding natural beauty with its miles of uninterrupted beaches and bird and nature reserves.

With Colby's lovely rural location, and convenient location near towns such as Cromer and Aylsham, you can experience the best of both worlds - enjoying the tranquillity of village life whilst having vibrant towns within easy reach.

Surrounded by stunning natural beauty, with the Norfolk Broads just a stone's throw away, you can take a leisurely stroll along the scenic footpaths and enjoy the tranquil views of the countryside.

Whilst Colby is a small village, it offers a few attractions worth visiting. The St Giles Church, a historic 14th-century building, is an architectural gem providing a glimpse into the village's rich history. Additionally, nearby towns such as Cromer, North Walsham, and Aylsham offer a range of attractions, including museums, art galleries, and schools - for both primary and secondary age groups.

Aylsham is a thriving and unspoilt market town situated in the heart of Norfolk beside the River



Note from the Vendor



“This has been a great home for entertaining, whether its been parties or barbecues.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil-fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 9793-3026-7205-9317-2200

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: ///calibrate.divided.beefed

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