



THE STORY OF

The Old Dairy

Langley, Norfolk

SOWERBYS



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THE STORY OF

The Old Dairy

Langley Street, Langley,
NR14 6AD

Highly Individual Barn Conversion

Four Generous Bedrooms

Striking Receptions

Wealth of Character Features

Primarily Single Storey Accommodation

Versatile Home

Multiple Sun Trap Gardens

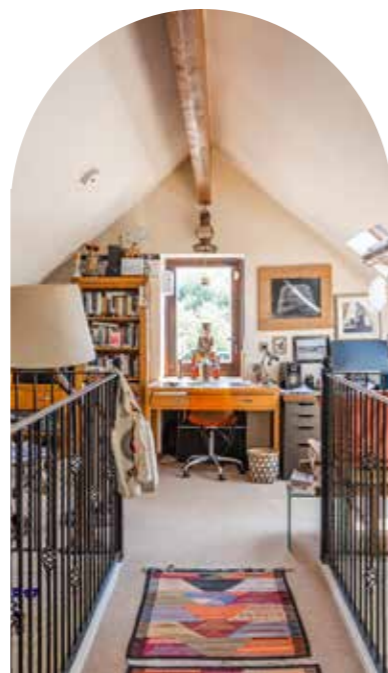
Superb Large Garage/Workshop

Idyllic Village Location

SOWERBYS NORWICH OFFICE

01603 761441

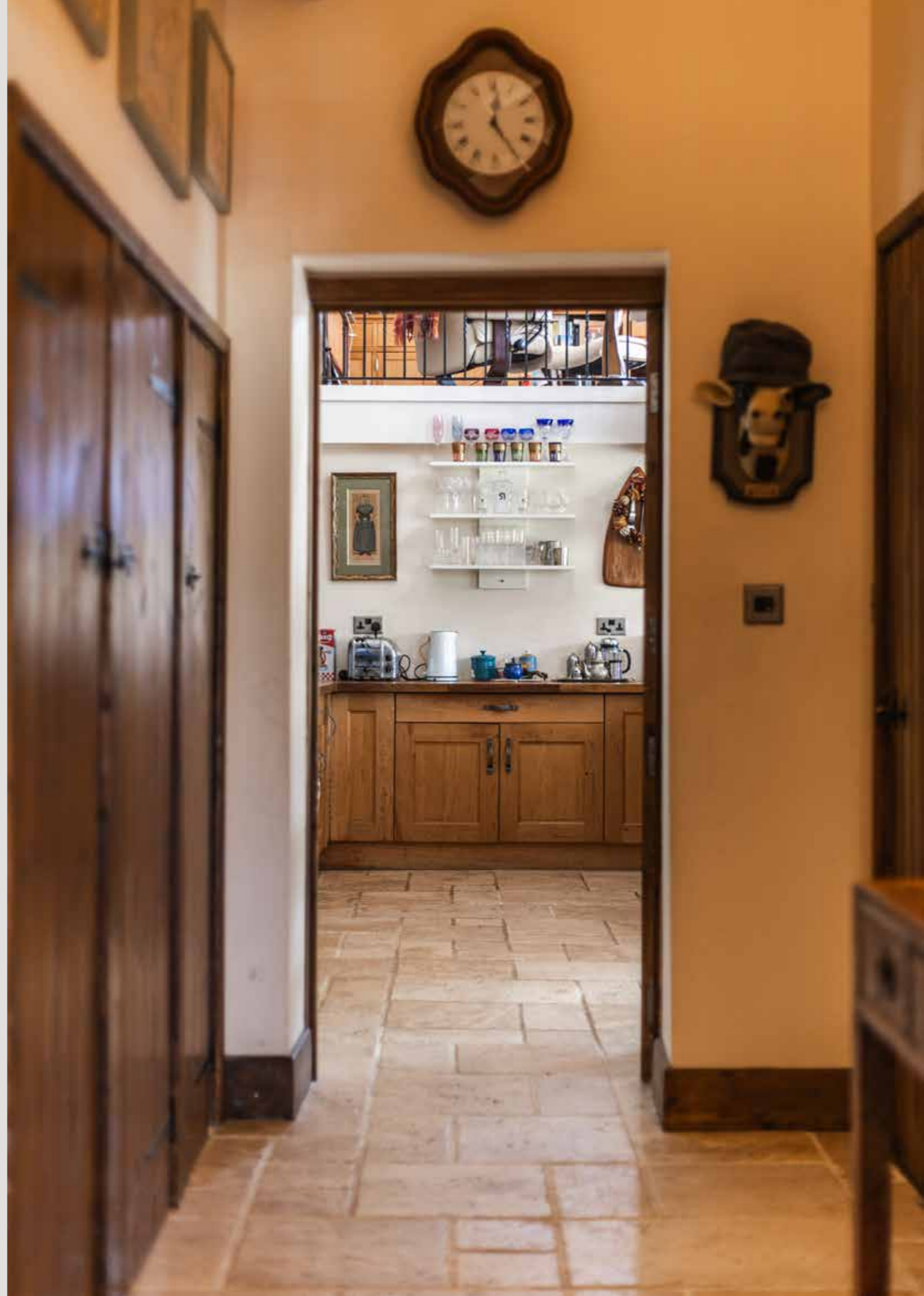
norwich@sowerbys.com



“... a home like no other.”

Set proudly amongst a small collection of exclusive and desirable barn conversions, this enviable and brilliantly individual home boasts sprawling characterful accommodation in excess of 3,000 sq. ft. Striking and bold architecture has been effortlessly interwoven with a wealth of original features to create a home like no other; a space that remains true to its heritage, whilst enjoying the flexibility to accompany the ever-changing demands of a modern and fulfilling way of life.

A welcoming entrance hall is flanked by two receptions, which immediately deliver extraordinarily aesthetic yet practical accommodation. The kitchen to one side showcases all the character one could hope for with natural timber cabinetry complemented by the earthy stone flooring whilst a glance upward reveals a superb “floating” walkway leading to the mezzanine study.





To the other side of the entrance hall, a breath-taking expanse of open-plan living is revealed with vaulted ceilings, exposed timbers and a double run of bi-fold doors ushering in the delightfully sunny inner garden.

Ample room for a large dining area and multiple seating areas make this an unparalleled space in which to host friends and create memories with those dear to you as well as a remarkable hub to family life. Whilst the bi-fold doors make this space a delight in summer months, the intelligent addition of a cosy wood-burning stove ensures this is a room to be cherished all year round.





The bedroom wing showcases a classic run of generous bedrooms, which of course provide excellent versatility in their own right. The luxurious principal suite enjoys all the drama of the vaulted ceiling, alongside direct access to the central garden/sun terrace, and of course a well-appointed shower room en-suite.

The three further bedrooms are all generous doubles, boast yet more excellent volume with vaulted ceilings and are well served by the large family bathroom.



Amongst the finest features of this home are the deceptively spacious and varied grounds in which it sits.

Two separate driveways offer a wealth of off road parking with even space for a superb triple garage/workshop. This splendid outbuilding brings yet more versatility alongside the obvious practicalities; a space in which to truly carve out a fulfilling lifestyle within your own home.

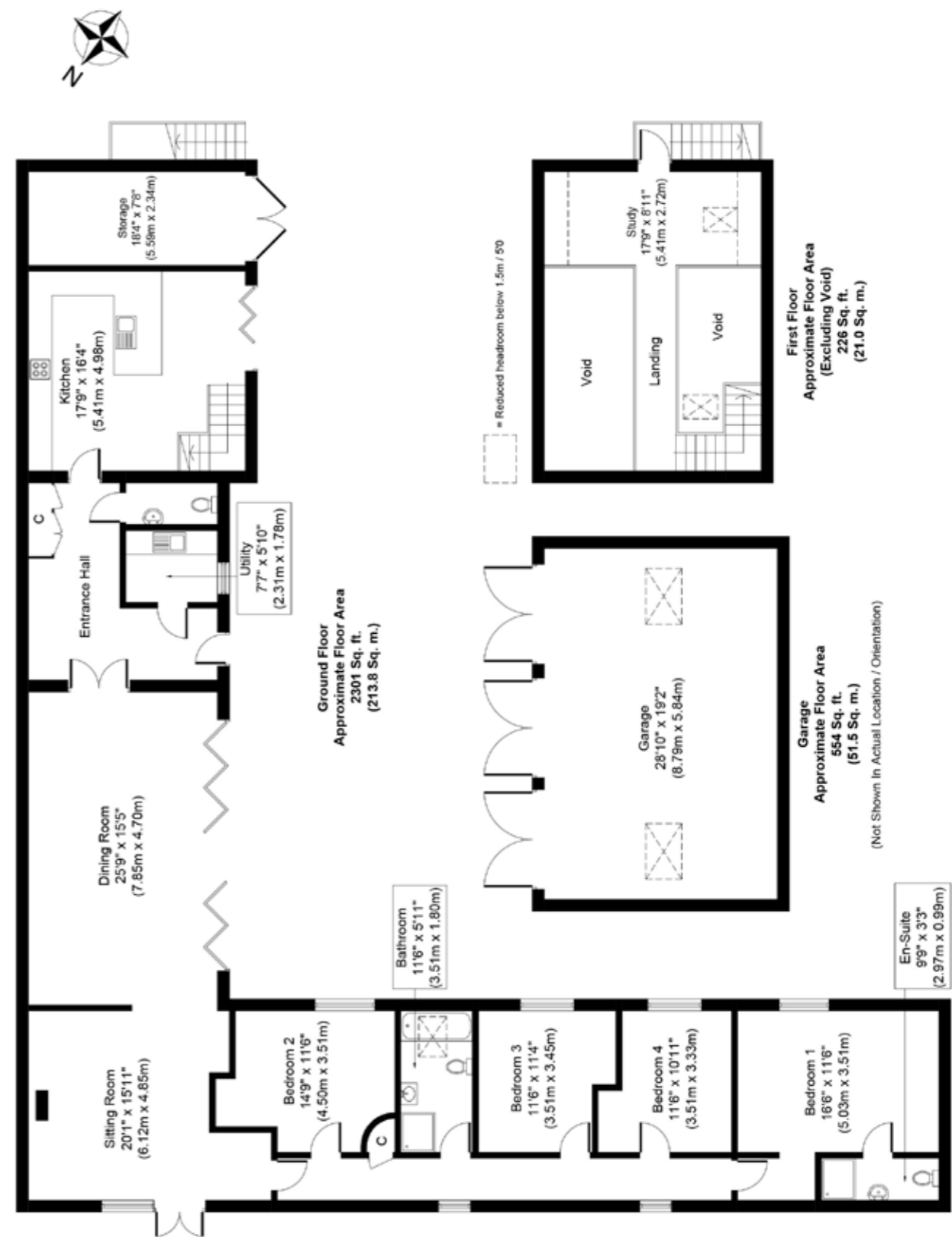
Two individual gardens also provide further variety to the life to be lived here at 'The Old Dairy'. An "inner" garden sits within the shelter of the barn and provides a delightfully private sun trap with which the entire accommodation interacts with brilliantly well.

The "outer" garden, beyond the driveway, is amongst the most tranquil spot to be found in this home, with a thriving wildflower meadow revealing a magical hidden patio for a firepit as well as a raised dining terrace, ideally positioned to enjoy the rolling countryside views long into the evening.





“The wildflower meadow garden is a heavenly space to spend an evening.”



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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ALL THE REASONS



Langley

IN NORFOLK
IS THE PLACE TO CALL HOME



The charming village of Langley epitomises Norfolk's natural beauty and peaceful ambiance.

Its idyllic setting, with rolling green fields and a close proximity to the Norfolk Broads, makes it a delightful destination for both residents and visitors seeking a tranquil retreat.

Nature enthusiasts will be captivated by Langley's surroundings. The village is encompassed by picturesque countryside and is situated just south of the River Yare, providing ample opportunities for leisurely walks. The Norfolk Broads, a renowned network of waterways, are easily accessible from Langley, offering boating and wildlife-watching experiences in a unique and enchanting landscape.

The local village hall is at the heart of the community, with a playground opposite the

hall, and hosts regular activities/events from social gatherings to dance classes, it's also available for private hire too.

Langley benefits from its proximity to the city of Norwich, which is approximately 12 miles to the north. Norwich offers a vibrant urban experience with its bustling markets, diverse shopping opportunities, and a range of cultural attractions, including museums, theaters, and art galleries. It serves as a hub for entertainment, dining, and exploring the region's history.

Overall, Langley offers a serene escape from the hustle and bustle of city life. With its enchanting countryside, and proximity to the Norfolk Broads, the village provides a perfect setting for those seeking relaxation, natural beauty, and a glimpse into Norfolk's rural heritage.



Note from Sowerbys



The Old Dairy

“This charming home is surrounded by peace and tranquility.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Heating via oil fired central heating. Private drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2388-7945-6290-7147-7970

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: ///mows.oven.rails

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