



THE STORY OF

# Alby Hill Barn

*Alby, Norfolk*

SOWERBYS





THE STORY OF

# Alby Hill Barn

Alby, Norfolk  
NR11 7PQ

---

Impressive and Contemporary Barn Conversion

Five Bedrooms

Cart Shed and Parking

Social Reception Spaces with Vaulted Ceilings

Two Principal Bedroom Suites

Quiet Rural Location

No Onward Chain

Low Maintenance Grounds

Private Electric Gated Entrance

Cinema and Games Room

---

**SOWERBYS HOLT OFFICE**

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)







Alby Hill Barn has been reimagined with a crisp contemporary edge while keeping its original soul. Light pours in through wide aluminium sliders and the glazed roof over the entrance gives the whole space an open, easy flow. The single-storey kitchen wing is designed for gathering - vaulted oak framing, full-height glazing to the courtyard, and a bespoke kitchen with a bold central island. A relaxed seating area with an inset wood-burner sits alongside a study nook, laundry, cloakroom and storage.

At the heart of the barn, a dramatic double-height living space rises around full-height glass, a central fireplace with log store, exposed oak structure and twin cantilevered staircases leading to two private bedroom suites, each with modern bathrooms and walk-in wardrobes.

“The property is private, comfortable and peaceful.”

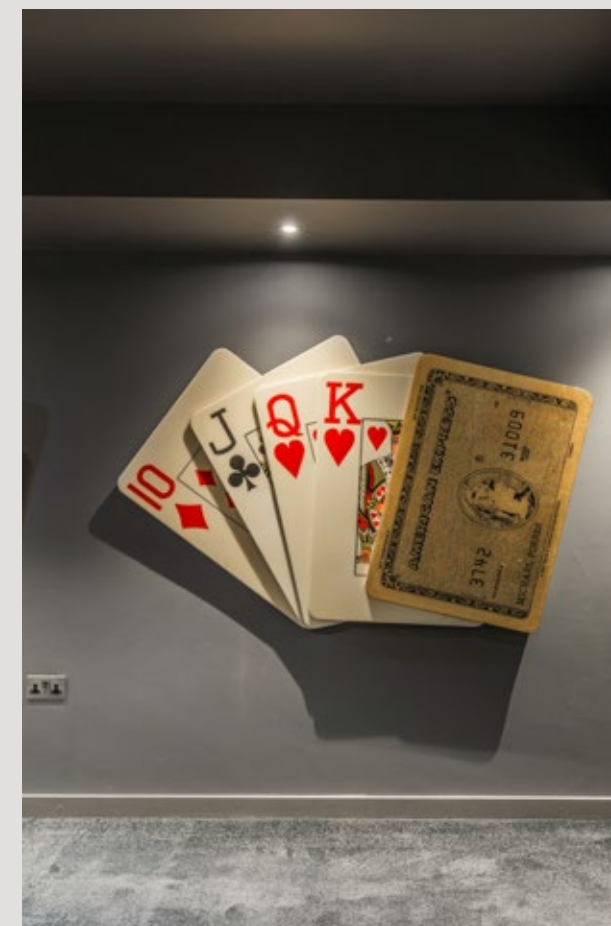
Off this space, a moody games and cinema room leads on to a corridor of softly lit exposed brickwork and the additional bedroom wing, offering three further en-suite rooms.

Underfloor air-source heating and programmable lighting serve the building throughout. Additionally there is a sprinkler in the sitting room.

The approach is via mahogany-clad electric gates set between brick and flint pillars, opening to a granite-paved drive and a double cart lodge.

The landscaped courtyard includes lighting, lawn, raised architectural beds, terrace space and mahogany-clad elevations, with further lawn and mature hedging beyond.

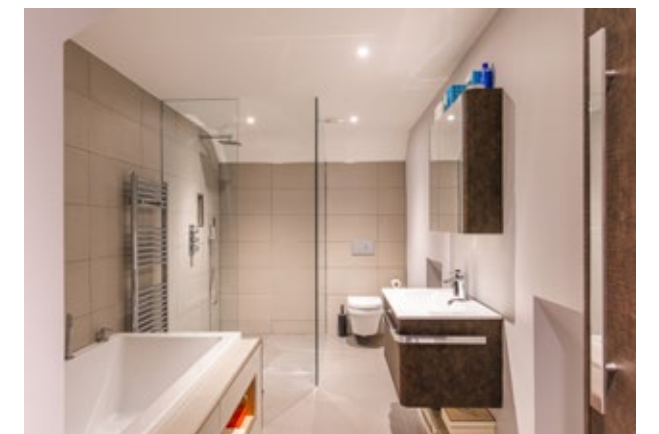




Since moving here,  
we've gained more space,  
beautiful walks on our  
doorstep, and a true  
private haven.















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.



# Alby

## NORFOLKS HIDDEN HAVEN FULL OF COUNTRYSIDE CALM AND CHARM

Tucked away in the gently rolling countryside between Norwich and the North Norfolk coast, Alby is a peaceful village where life moves at a gentler rhythm.

At the heart of the village is Alby Crafts and Gardens – a hidden gem where local artisans create beautiful handmade pieces in a cluster of cosy studios. Stroll through the gardens, chat with the makers, and settle in for coffee and cake in the charming tearoom. It's creativity and calm, all in one spot.

Just down the road is the magnificent Blickling Estate, a grand stately home surrounding by sweeping parkland and woodland trails.

When the coast calls, Cromer is a short 15-minute drive away. With its classic pier, sandy beaches, and freshly caught crab, it's the kind of seaside town that does nostalgia and charm just right. Spend an afternoon wandering the cliff paths or watching the waves roll in.

For something a little livelier, Norwich is close enough for a city day trip. Explore cobbled lanes, indie shops, and riverside pubs, or dive into the city's rich history with a visit to the cathedral and medieval castle.

Surrounded by quiet country lanes and not far from the scenic walking trails of the Weavers' Way and Paston Way, Alby is also a great base for walkers and cyclists. And if birdwatching, seal spotting, or gallery-hopping along the North Norfolk Coast is your thing, you're perfectly placed.

Alby is for those who want to escape the noise, reconnect with nature, and enjoy the little pleasures – slow mornings, friendly locals, and the kind of scenery that makes you stop and smile.



### Note from the Vendor



“Close to the coast and village life, yet surrounded by peaceful countryside with easy access to main roads.”



### SERVICES CONNECTED

Mains water and electricity. Air source heating. Drainage via sewage treatment plant.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

D. Ref:- 8393-7445-0539-3797-3233

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: ///tightest.ourselves.date

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

