



THE STORY OF

# Dragonfly

*South Walsham, Norfolk*

SOWERBYS





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14 Broad Lane, South Walsham Norfolk  
NR13 6EE

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Superb Norfolk Barn Conversion

Inspired Modernisation of an Historic Building

Almost 3,000 Sq. Ft. to Main Barn with  
a Wealth of Further Outbuildings

Highly Individual and Superb  
Quality Accommodation

Bedrooms to Ground and First Floor

Stunning First Floor Vaulted Reception

Bespoke Kitchen with Breakfast Bar

Selection of Further Flexible Receptions

Substantial Outbuildings Including  
Pool Room and Studio Annexe

Detached Double Garage

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Renovated under the watchful eye of the current ownership, this extraordinary Norfolk barn conversion boasts the very best of the local vernacular paired with inspired thinking and a keen eye for detail and quality. Now offering over 3,000 sq. ft. in total, very few homes can match the quality, drama and versatility that Dragonfly provides.



The ground floor has been arranged with a great deal of consideration to practicality alongside stunning aesthetics. The spacious kitchen incorporates a sociable breakfast bar alongside a wealth of fine cabinetry and workspace whilst the adjoining utility room compliments the space perfectly. A selection of further receptions includes a dining room, substantial study should one require and no less than three ground floor bedrooms provide even more versatility with one currently serving as a snug/movie room.



The first floor reveals an extraordinary reception under the fully vaulted ceiling where exposed beams watch over this exceptional space providing volume and drama. The balcony makes for a remarkable spot to soak up the far-reaching views. Elsewhere on the first floor, the principal bedroom suite boasts a large walk-in wardrobe and a luxurious en-suite to match.



Outside, the home reveals some noteworthy outbuildings including a purpose-built structure currently housing the heated swim spa and a further studio annexe, ideal for hobbies, guests or of course working from home. The double garage provides yet more practicality whilst all are effortlessly tied together by the elegant, landscaped grounds enveloped by a red brick wall.





The sitting room is comfortable, with a lovely atmosphere and gorgeous views.







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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# South Walsham

BROADLAND CHARM WITH HISTORY,  
NATURE AND COMMUNITY

South Walsham, a charming Broadland village, is perfect for those who enjoy sailing or paddle-boarding. Located just a mile from South Walsham Broad, it features Fleet Dyke with free 24-hour moorings for exploration. A footpath leads around the Broad's staithe, ideal for rowing boats, revealing a village green framed by picturesque thatched cottages.

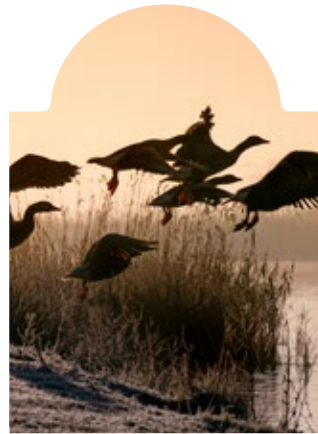
The village boasts a hall with regular events, a bar and function room, The Viking. A recreation ground offers a football pitch, cricket club and play areas for children, while both a Pre-School and Primary School serve the local community.

Just two miles away lies Acle, providing a wide range of everyday amenities including shops, a post office, library, medical practice and a high school, making it a convenient hub for families and commuters alike.

Fairhaven Woodland and Water Garden, once part of the South Walsham Estate, served as a WWII convalescent home before its transformation by Major Henry Broughton, 2nd Lord Fairhaven. Over 15 years, he restored it into a stunning garden, opened to the public in 1975. Visitors can enjoy its award-winning tearoom and gift shop selling local produce.

Two medieval churches, St Mary's (13th century) and St Lawrence's (14th century), share a churchyard. St Mary's remains in use, while St Lawrence's, damaged by fire in 1827, now serves as a centre for training and the arts.

Close to Norwich, the Norfolk coastline and surrounding woodland, South Walsham offers a quintessential village lifestyle - combining rural charm with excellent transport links and everyday convenience.



## Note from the Vendor



“Locally, we love visiting the river and marshes for long strolls. The location is great, the village is friendly, and the walks are wonderful.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

C. Ref:-2730-3058-8209-7056-3200

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: ///peachy.ballots.basics

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# SOWERBYS

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