



Apple Barn, The Annexe and The Apple Shed
Dog Lane | Horsford | Norfolk | NR10 3DH

 FINE & COUNTRY

THE MAGIC NUMBER



“You have not one, not two but three properties here – a magnificent four-bedroom barn conversion, a detached three-bedroom annexe and a highly successful one-bedroom holiday cottage.

Each has their own outside space and parking, and all sit in a half-acre plot in a gloriously secluded setting on the edge of Horsford.

You have beautiful country walks on the doorstep, you’re a stone’s throw from village amenities, just a three-minute drive from the Broadland Northway, ten minutes from the Broads and less than half an hour from the coast.”



KEY FEATURES

- A Desirable Group of Barn Conversions consisting of a Main Barn, an Annexe and a Holiday Let situated in the Village of Horsford
- Accessed through an Electric Gated Entrance
- The Main Barn has Four Bedrooms and Two Bath/Shower Rooms which includes a Ground Floor Bedroom with En-Suite
- Kitchen/Living Room, Ground Floor WC and Sitting/Dining Room
- The Annex is Self-Contained with Three Bedrooms and measures 801sq.ft
- The Holiday Let is a Self-Contained One Bed and measures 424sq.ft
- The Gardens are Landscaped and include a Patio and Summerhouse complete with Bar
- Double Garage with EV Charger and adjoining Garden Store
- The Total Accommodation extends to 3,620sq.ft
- Energy Ratings: B, C, C

There's a lot to see here – three individual properties recently converted and finished to an incredibly high standard, excellent income potential and the opportunity for further development too. It's enormously impressive and offers an enviable lifestyle, so close to Norwich but feeling a world away, with open countryside on three sides.

Character Meets Contemporary

The owners of this highly desirable group of properties converted and developed all three themselves. The largest is a barn that shows on Faden's map of Norfolk from 1790. When the owners came here, the barn was very dilapidated and on the verge of collapse. They have rescued it, restored the building and have given it a new lease of life, working closely with an experienced architect and with historic planning officers to retain the structure, scale and character of the barn whilst creating a home that suits modern lifestyles. It's been beautifully styled with a contemporary finish that contrasts, yet works with, the rustic nature of the barn. A spectacular home with soaring ceilings, it's certainly impressive but also has a lovely comfortable and intimate feel.

Exploring The Main Barn

You'll notice the owners have been careful to choose finishes of quality that will stand the test of time, such as granite worksurfaces, porcelain, flagstone and pamment tiled floors, bespoke shutters and more. The barn has solar panels with battery storage, underfloor heating throughout the ground floor and a fast EV charging point, as well as excellent double glazing, so although it's a large property, it's surprisingly efficient to run. The owners love hosting family here and have made many memories at the barn – the sitting room and kitchen are both so large that they lend themselves very well to social occasions. You can imagine how beautiful the barn is decked out for Christmas – the owners always have a ten-foot tree in the sitting room. The layout has been well considered and there's a ground floor bedroom with its own shower room, so anyone with limited mobility can live on the ground floor without having to go upstairs for anything.





KEY FEATURES

Much More To See

The second property is a three-bedroom annex. This was here when the owners came here, but again was in need of a lot of work. They have transformed it into a generous and stylish contemporary property perfect for multi-generational living, with three bedrooms and its own parking and outside space. The owners use this for visiting friends and family, so when people come to stay, they have their own space and the owners also retain their privacy. With the relevant permissions, this could be rented out as a holiday let and would no doubt be extremely lucrative. The third and smallest property already has permission for business use and has been rented very successfully as a luxury holiday let that's in high demand, bringing in around £30,000 a year. A one-bedroom former apple store, it has a hot tub and is popular with couples looking for romantic breaks. Being within easy reach of main roads, the Broads and the beach, it's no surprise this is a location that draws in holidaymakers. Search online for 'The Apple Shed, Norfolk' and see the 5* reviews for yourself! Both of these two properties have solar panels, so again, they are surprisingly economical to run.

Sunny And Secluded

The whole site has three-phase power, and the owners have also been granted permitted development rights, so if you wanted to redevelop or further extend, you would have the flexibility to do that. The plot here extends to around half an acre, with two patios outside the main barn, a patio between the two additional properties, and private gardens for each. The front of the plot is enclosed by attractive laurel hedging, so it's nice and secluded – you're not overlooked out in the garden. There's a small orchard, colourful bulbs herald the arrival of spring, with the wisteria and roses following. There's always somewhere you can sit in the sun throughout the day, so it's a garden you're sure to enjoy. A summerhouse offers shelter on windy days – and also works as a place to enjoy peace and quiet if you have a houseful!

Out And About

You feel wonderfully rural here and have fields on three sides. You can head out from the drive and walk down the lane to the woods, making your way to the Broadland Country Park. Or head into the village if you fancy a drink in the local, need to get some groceries, walk the kids to school, enjoy a tasty takeaway... there's a lot on offer in the village, as well as an active community. You're only a few minutes from the Broadland Northway, so you can easily get up to the coast, over to the Broads, into Norwich or to the airport – the connections here really are excellent.















The Annex



The Apple Shed

















INFORMATION



On The Doorstep

The property is conveniently located in the village of Horsford just 10 minutes from Norwich city centre. The village of Horsford boasts its own primary school, village hall, GP surgery and chemist, with a renowned Indian restaurant and takeaway down the road, a Chinese, fish and chip shop, pub, supermarket, butchers and bakery.

How Far Is It To?

Horsford is approximately 6 miles north of Norwich with its wide range of cultural and leisure facilities including Chantry Place shopping centre, cinemas and theatres. There are also a number of very good schools in both the state and private sectors. There is an International Airport on this side of Norwich, while a main line railway station in the city centre offers direct links to London Liverpool Street with a fastest journey time of 1 hour 30 minutes. Wroxham and the Norfolk Broads can be found approximately 10 miles to the east offering various tourist and water activities. Slightly further afield is the celebrated North Norfolk coastline with its wonderful beaches. With the popular seaside resort of Hunstanton around an hours drive. The Royal Estate of Sandringham is just 39 miles away.

Directions

Proceed out of Norwich on the Cromer Road (A140) At the roundabout, take the 2nd exit onto the Broadland Northway/A1270 slip road to Holt/Horsford/B1149. At the roundabout take the 2nd exit onto Brewery Lane and at the next roundabout take the first exit onto Holt Road/B1149. Turn left onto Dog Lane and the property will be found on the left hand side.

Services, District Council and Tenure

Air Source Heat Pump to Main Barn, LPG to The Annex and The Apple Shed
Mains Water, Mains Drainage
Fibre to Premises Broadband Available - vendor uses BT Optic Fibre with a guaranteed download speed of 100 mbps
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band E
Freehold

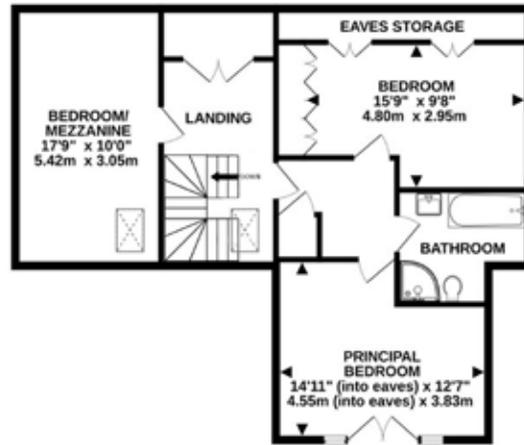
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

APPLE BARN



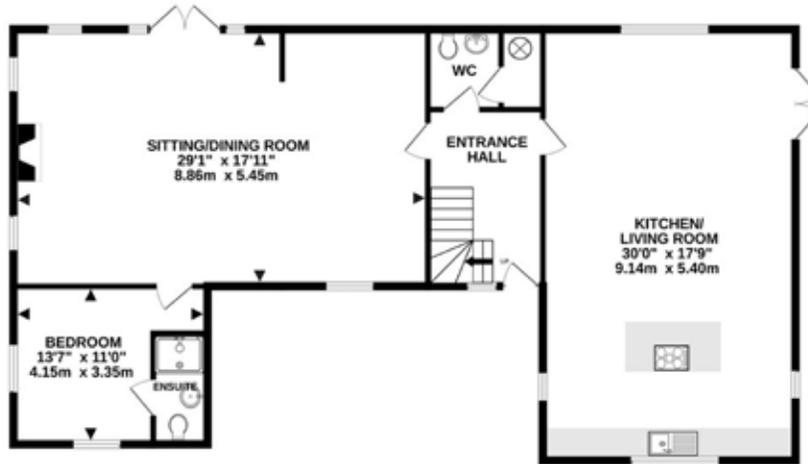
1ST FLOOR
825 sq.ft. (76.3 sq.m.) approx.



THE ANNEXE
801 sq.ft. (74.4 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

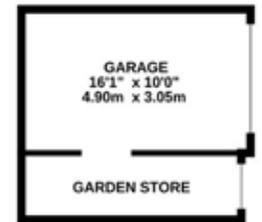
THE ANNEX



GROUND FLOOR
1338 sq.ft. (124.3 sq.m.) approx.



APPLE SHED
424 sq.ft. (39.4 sq.m.) approx.



GARAGE
233 sq.ft. (21.8 sq.m.) approx.

FLOOR AREA - MAIN HOUSE : 2163 sq.ft. (200.9 sq.m.) approx.
TOTAL FLOOR AREA : 3620 sq.ft. (336.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

THE APPLE SHED

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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