



6 The Old Barns Hall Road, Wood Dalling

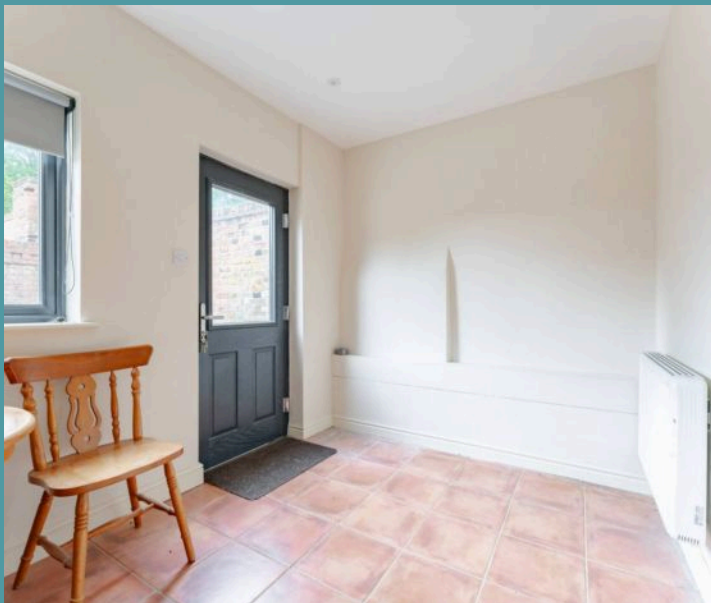
Offers Over £270,000

6 The Old Barns Hall Road

Wood Dalling, Norwich

Surrounded by some of Norfolk's favourite villages, this charming barn conversion offers a perfect mix of rural peace and easy access to vibrant local life. Set amidst open fields, the property boasts stunning countryside views that bring a sense of calm and natural beauty to everyday living. Inside, the spacious open-plan kitchen and dining area blends cottage style with modern amenities, flowing into a nearby light-filled sitting room. Two well-sized bedrooms upstairs provide comfortable private spaces, complemented by a sleek, updated bathroom. Double glazing and efficient electric heating ensure warmth and comfort throughout the year. With off-road parking tucked away in a charming courtyard, this home invites you to enjoy both the countryside and the character of nearby historic towns.





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Wood Dalling, Norwich

The Location

Set in the quiet and friendly village of Wood Dalling, this home enjoys a peaceful private location with easy access to some of Norfolk's most charming towns and attractions. The Georgian market town of Holt is just a short drive away, offering a range of excellent amenities alongside the renowned Gresham's School.

Nearby Aylsham and Reepham also boast attractive Georgian charm and plenty of local shops and services, while Beeston Hall School at West Runton sits within comfortable reach. For those who enjoy a good pub, the area is well served with inviting spots such as the Walpole Arms at Itteringham, The Heydon Earle Arms, The Pigs at Edgefield, the Buckinghamshire Arms at Blickling, and the popular Gunton Arms.

Norwich Airport is only around 14 miles from the village, making travel hassle-free with its regular domestic and international flights. Outdoor enthusiasts will appreciate the many local walking routes and bridleways that weave through the countryside, alongside a welcoming and vibrant community spirit. The beautiful North Norfolk Coast lies about 12 miles away, offering an array of leisure opportunities, including beaches, coastal walks, and a wider selection of pubs, restaurants, delis, and shops to explore and enjoy.

- Surrounded by some of Norfolk's most beloved villages with charming local amenities and historic character
- Spacious open plan kitchen and dining area

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This charming two-bedroom barn conversion offers a perfect blend of rustic character and modern comfort, presenting a rare opportunity with no onward chain. The exterior's classic red brick façade complements the property's countryside surroundings, setting the tone for the warm and inviting interior.

Step inside to a welcoming entrance hall that leads effortlessly to a convenient downstairs cloakroom, ideal for guests and everyday practicality.

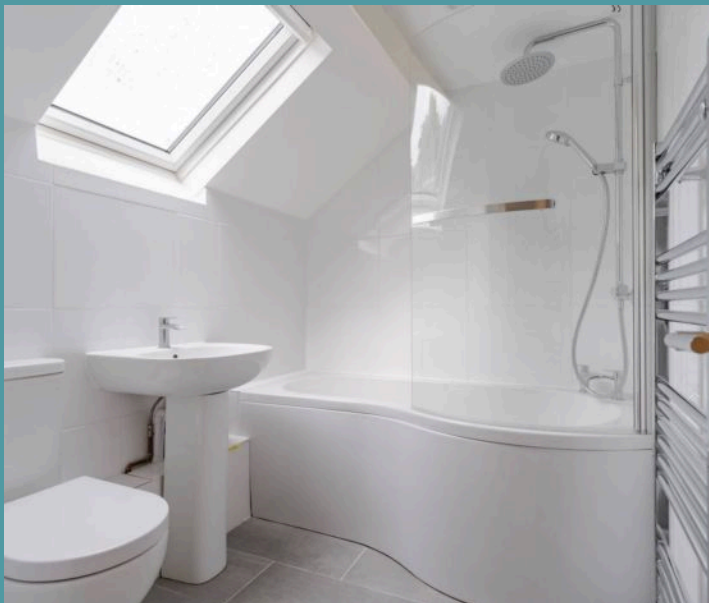
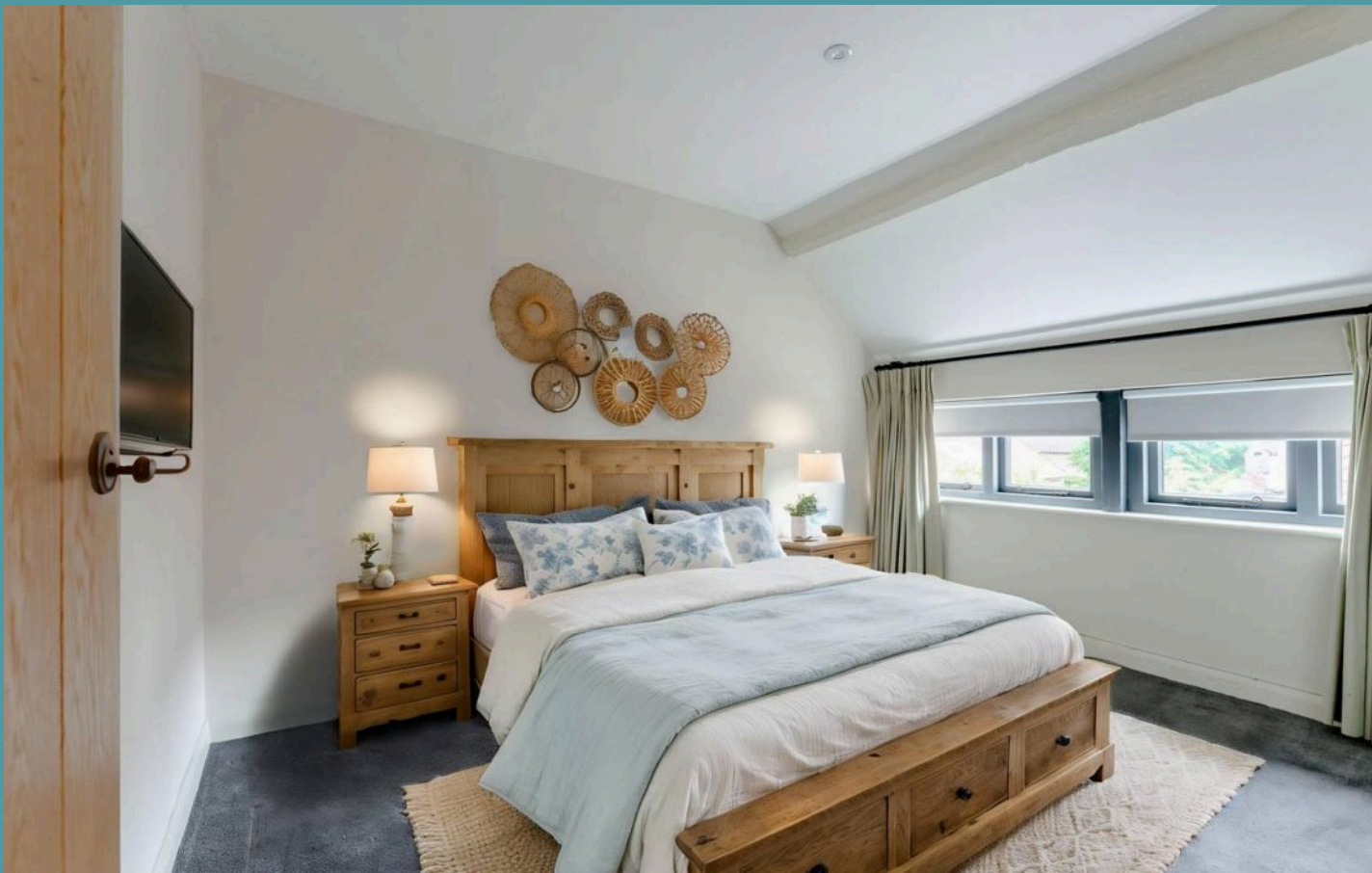
The heart of the home is the spacious open-plan kitchen and dining area, designed in a contemporary cottage style that balances traditional charm with modern functionality. This space flows seamlessly into a generous sitting room featuring a dual aspect that floods the room with natural light, creating a bright and airy environment perfect for relaxing or entertaining.

The layout encourages easy movement between rooms while offering distinct zones for dining and lounging.

Upstairs, the home continues to impress with two well-proportioned bedrooms that provide comfortable private environments. A beautifully updated bathroom, located off the landing, showcases sleek fittings and a fresh, modern finish, adding to the overall sense of quality throughout.

Every window has been upgraded to double glazing, paired with efficient electric heating featuring individual thermostatic controls to ensure comfort year-round.

- Surrounded by some of Norfolk's most beloved villages with charming local amenities and historic character





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Externally, the property benefits from off-road parking nestled within a charming courtyard area, providing both convenience and privacy. Surrounded by open fields and breathtaking rural vistas, this home invites you to enjoy peaceful countryside walks and an abundance of local wildlife, making it an ideal choice for those who appreciate nature and tranquility without sacrificing modern living.

Agents Note

Sold Freehold

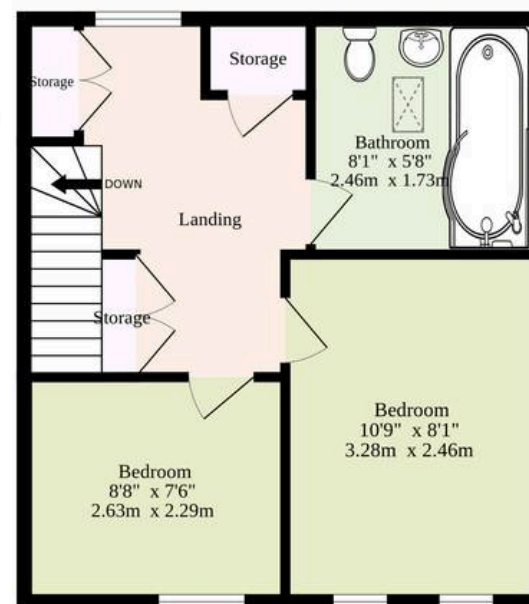
Connected to mains water, electricity and drainage.



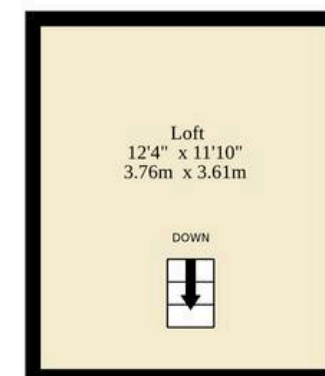
Ground Floor
554 sq.ft. (51.5 sq.m.) approx.



1st Floor
254 sq.ft. (23.6 sq.m.) approx.



2nd Floor
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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