



Dawn-Dew Main Road, Filby

Great Yarmouth



Minors & Brady



This distinctive detached home is set in a sought-after Broadland village and offers exceptional flexibility with a layout that can provide either three bedrooms and four reception rooms or four bedrooms and three reception rooms. Designed to suit a wide range of lifestyles, the property showcases unique features including a vaulted-ceiling games room with headroom suitable for a golf simulator. The impressive garden room, with its pitched glass roof and dual sets of French doors, creates a link to the south-facing garden. The high-spec kitchen includes extensive integrated appliances, twin fridge-freezers and clever storage solutions for maximum convenience. A ground-floor room provides the option of a dedicated dining space, enhancing the home's adaptability. Upstairs, three generous double bedrooms and a modern four-piece bathroom offer comfortable family living. The rear garden is low maintenance and includes an artificial putting green alongside an outstanding collection of outbuildings. These include a large workshop, additional storage, a hot tub area and a spacious log cabin, making the exterior as versatile and appealing as the interior.

- Highly versatile layout offering either 3 bedrooms & 4 reception rooms or 4 bedrooms & 3 reception rooms
- Impressive games/sitting room with vaulted skylight ceiling and golf-simulator headroom
- Stunning garden room with pitched glass roof and twin French doors to the south-facing garden
- Elegant lounge featuring an ornate oak fire surround and multi-fuel stove
- High-quality modern kitchen with extensive integrated appliances and smart storage solutions
- Ground-floor flexibility with a room suitable as a dining room, study or fourth bedroom
- Three well-proportioned first-floor double bedrooms and a contemporary four-piece bathroom

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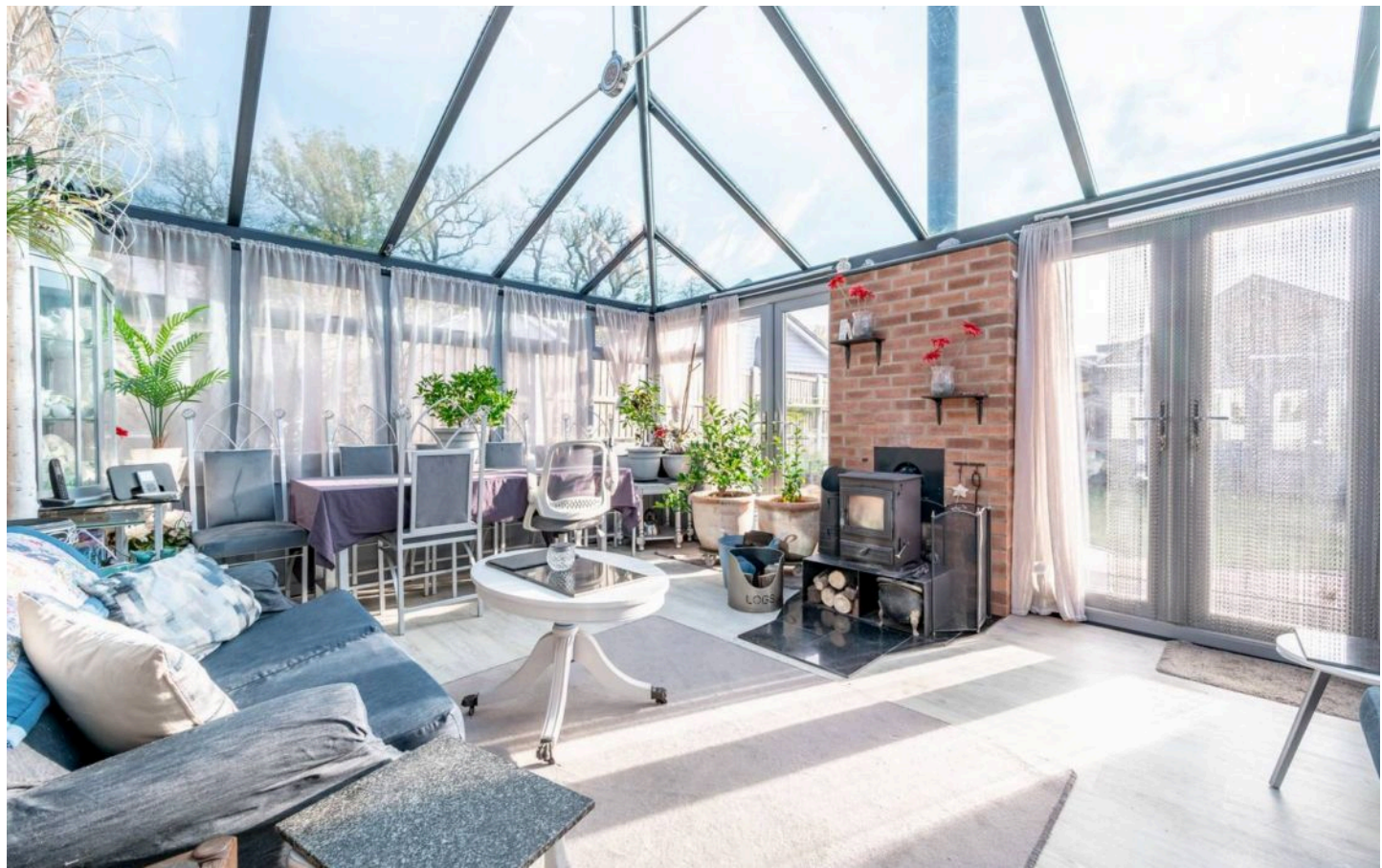
## The Location

Filby is a peaceful little village tucked between Filby Broad and Ormesby Little Broad, both part of the Norfolk Broads National Park. It's the kind of place where the water is calm, the wildlife is abundant, and life moves at a gentler pace. The broads here aren't linked to the main boating network, which means they stay wonderfully quiet and unspoilt. It's a lovely spot for anyone who enjoys being close to nature, whether that's watching birds skim across the water, strolling along the boardwalk, or simply soaking up the stillness.

Locals put a lot of care into where they live, Filby has won Britain in Bloom multiple times and it shows in the colourful displays that brighten the village in summer. There's a real sense of togetherness here, with the village hall hosting clubs, events, and gatherings throughout the year. You'll also find All Saints' Church, a lovely historic building where the community is working to restore the old bells.

For day-to-day life, Filby has its own village shop and post office, making it easy to pick up essentials without leaving the village. There are also cosy pubs and restaurants dotted around the local area, perfect for a relaxed meal after a walk by the water. The broads offer plenty to do too, from peaceful fishing spots (including wheelchair-accessible platforms) to rowing boat hire and gentle waterside walks. Wildlife lovers will be in their element, with everything from great crested grebes in summer to buzzards circling overhead.

Filby sits between Caister-on-Sea and Acle, so you're close to sandy, unspoilt beaches as well as good transport links. Acle offers regular trains and buses into Norwich, where historic streets sit alongside modern shops, cafés, and entertainment. Great Yarmouth is only a short drive away too. So while Filby feels wonderfully rural and quiet, it's far from isolated, you've got coastline, countryside, and city life all within easy reach.





# Dawn-Dew Main Road

Filby, Great Yarmouth

## Main Road, Filby

Set within a highly desirable Broadland village, this distinctive detached residence offers a superb level of space, style and flexibility that is rarely found. Thoughtfully extended and beautifully presented, the home provides a versatile layout that can be arranged as either three bedrooms with four reception rooms, or four bedrooms with three reception rooms, making it ideal for families, multi-generational living, home working, or anyone seeking adaptable accommodation to suit changing needs.

A welcoming reception hall introduces the property, giving an immediate sense of space with its generous proportions and contemporary wood-effect flooring. The ground floor flows effortlessly, beginning with an elegant lounge featuring a striking multi-fuel stove set within an ornate oak surround. From here, sliding doors open into a substantial games or sitting room, a standout space with a dramatic vaulted skylight ceiling and ample height designed to accommodate a golf simulator.

This impressive room can serve a variety of uses, from a leisure suite to a spacious family room.

The ground floor continues with a stunning garden room of brick and glass construction. With a pitched glazed roof, twin sets of French doors, and a second multi-fuel stove, it offers a bright, year-round living space that connects beautifully with the south-facing garden.



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# Dawn-Dew Main Road

The kitchen is fitted to a high standard with sleek white gloss cabinetry, solid wood worktops, and an array of integrated appliances including double ovens, a microwave, twin fridge-freezers, dishwasher, washing machine and even a built-in tumble dryer. Clever storage solutions and under-surface lighting add both practicality and visual appeal.

Completing the ground floor is a modern cloakroom and a further room that works perfectly as either a formal dining room or a comfortable fourth bedroom — reinforcing the property's remarkable flexibility.

The split-level first floor landing leads to three well-proportioned double bedrooms, all finished with matching flooring for a cohesive, contemporary feel. A bright, modern four-piece bathroom serves the floor, featuring both a corner bath and a separate shower enclosure.

Outside, the property continues to impress. A wide shingled driveway provides parking for several vehicles, while the south-facing rear garden is designed for low maintenance and maximum enjoyment. Areas of paving and block paving are complemented by an artificial lawn inset used as a private putting green — perfect for golf enthusiasts.

A superb range of outbuildings sits toward the rear, including a generous workshop with additional storage, a covered hot tub area (hot tub included), and a substantial log cabin ideal for hobbies, a home office, or further leisure use. A dry storage zone completes the garden's excellent facilities.

## Agents Note

Sold Freehold

Connected to oil-fired heating

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Ground Floor  
1356 sq.ft. (126.0 sq.m.) approx.

1st Floor  
532 sq.ft. (49.4 sq.m.) approx.



Including Outbuilding

TOTAL FLOOR AREA : 1888 sq.ft. (175.4 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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# Dreaming of this home?

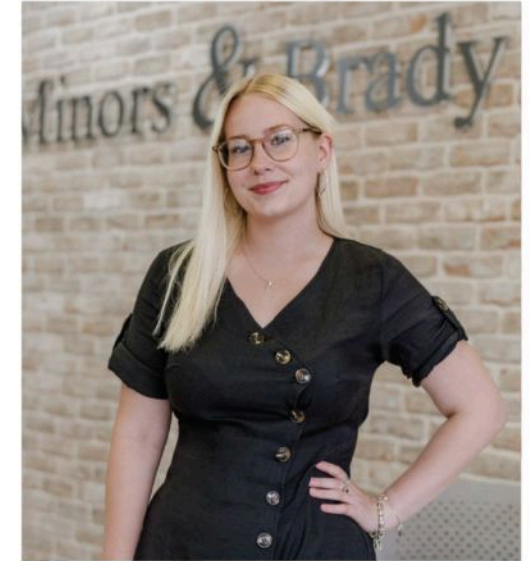
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