



# DAIRY BARNs

Hello from Hannah, Ian, Joe and Harriet, we're the Deane family and we love welcoming people to our family farm. Along with the Dairy Barns team we enjoy chatting with our guests and helping them make the most of their stay with us. You can also meet Frank, Lawrence, Paddy and Pod the horses and ponies and Shadow and Blackberry the dogs. Enjoy long walks on the farm where along with marsh harriers, hare and deer we have a herd of cattle grazing in the summer months. Over the winter we are close to Horsey gap seal colony where thousands of seal pups are born on the beach every year.

- ♥ Farm setting on the edge of the village
- ♥ Wonderful countryside views to the coast
- ♥ Farmhouse breakfasts
- ♥ A snug coastal-themed guest lounge
- ♥ Garden games and sunny courtyard
- ♥ WIFI connectivity
- ♥ Private undercover parking
- ♥ Non-smoking throughout

Dairy Barns is a great base from which to explore Norfolk. Enjoy some great local activities including cycling, coastal walks, sailing, canoeing, countryside rambles, family attractions, country pubs, farm shops and some spectacular wildlife viewing. What's more, we're located in the Broads just 30 minutes from historic Norwich.



Find us on Instagram & Facebook



Images: Keiron Tovell & Mulberry Photography



# DAIRY BARNs

NORFOLK BED & BREAKFAST

AWARD WINNING BED & BREAKFAST,  
HOLIDAY COTTAGES & WEDDINGS



Welcome to Dairy Barns set on a working family farm in the stunning Norfolk countryside. We're just a hop, skip and a jump from the timeless Norfolk coastline and the magical waterways of the Broads.

**You'll find 6 cosy rooms, 3 extra special rooms and 3 self-catering holiday cottages.**

We're also the perfect venue for family gatherings and rustic country weddings.

**[www.dairybarns.co.uk](http://www.dairybarns.co.uk) 01692 598243**



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## Rooms

We have six beautifully colour-themed, ground floor rooms, twin or super king size beds with crisp linen and cosy duvets. All rooms are en-suite with power showers and fluffy towels. For guests with limited mobility we can offer the Kingfisher room which has a wetroom with shower seat and wider doorways. We think the finishing touches are very important so you will find luxury toiletries, fresh flowers, magazines, flatscreen TV/ DVD and drinks tray.



## Extra Special Rooms

For a hint of luxury and the extra space of an additional mezzanine floor, our extra special rooms are perfect for a special occasion or simply if you just want to treat yourselves. Completely self-contained with their own front door and private courtyard garden, as well as our usual finishing touches these have a super king size bed, robes, luxury toiletries, tea tray and Nespresso machine. We can even deliver breakfast to your door.



## Cottages

We have three holiday cottages all with large gardens and full central heating so perfect for holidays and short breaks all year round. Cowman's Cottage accommodates up to four guests and dogs are welcome. Willow Farm Cottage and Dune View are mirror images of each other and accommodate six guests each, there is also a secret adjoining door in the cupboard under the stairs so the cottages can be linked when booked together for a great party house.



## Getting away as a Group

We can offer exclusive use of the Barns for groups of 18 adults plus children and can accommodate another 16 people in our three holiday cottages. Perfect for family gatherings and special occasions. We can provide a lunches and dinners for groups depending on your requirements.

*If you're going to Norfolk, don't stay anywhere else. We've just got home from our holiday staying in Barn Owl's Retreat. Amazing place to stay, very clean, stylish and everything you could need. Really friendly team and great breakfasts. We'll definitely be back!*

Laura, Nottingham

## ♥ Weddings & Celebrations ♥

We love to host rustic country weddings here at the barns and with over 10 years' experience you know you will be in safe hands on your big day.

If you would like to know more please contact us for full details. The Dairy Barns is a private home so viewing is by appointment only please.

We can host ceremonies and afternoon receptions from 2 to 70 people and have up to 100 guests for an evening party

We are also the ideal venue for family parties, anniversary dinners, birthday lunches and evening drinks parties.

## Our Food

We use only the very best ingredients; fresh, free-range, hand crafted food using locally-grown produce.

We know you'll love our scrumptious homemade jams, chutneys and pickles as well as special seasonal produce.

We offer a lovely breakfast menu from the traditional Full English to our amazing homemade waffles.

