



The Great Barn, Melton Constable
Guide Price £1,100,000



The Great Barn

1 Green Farm Barns, Hindolveston Road,
Melton Constable, Norfolk, NR24 2NF



An imposing barn conversion of quality and style offering spacious and versatile accommodation of character, 0.4 acre gardens (sts) and double cart shed.

DESCRIPTION

Situated in an quiet semi-rural location equidistant between Melton Constable and Hindolveston, this stunning barn conversion of quality and style would certainly provide a dream principle residence or a personal holiday home that would be the envy of family and friends.

Forming the largest of four dwellings in the development, The Great Barn enjoys a high degree of privacy with the added comfort of neighbouring properties of similar quality for security with double gates off the shared drive affording vehicular access to the private driveway and double cart shed. The ground floor features a stunning 17m open plan space with double height doors leading to the rear garden, living/dining area to one end and fabulous "deVOL" fitted kitchen to the other with utility room and cloakroom and study/tv den also. All five bedrooms over the first and second floors, off galleried landings, are en-suite with luxury "Lusso" sanitary ware, the principal suite on the first floor with stunning views and the second bedroom, also first floor, have dressing rooms, in addition to en-suite facilities.

Externally The Great Barn benefits from generous 0.4 acre gardens (subject to survey) mainly laid to lawn, adjoining open countryside, with raised sun terrace and a double cart shed with additional driveway hardstanding.

GROUND FLOOR

An open plan hallway with staircase to the galleried first floor landing and cloakroom and plant room off leads to the feature 17m kitchen/dining/living room. This stunning space has double height fully glazed doors to the rear garden and feature fireplace, with fabulous fitted kitchen to one end, with utility off and study off the living area. The whole floor is flooded with natural light and, in addition to the feature doors, there are multi aspect windows and doors affording access to and views over the gardens.



what3words: ///jazzy.zebra.concerned

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

FIRST FLOOR

A feature galleried landing, designed to take full advantage of the views provided by the double height doors overlooking the rear garden, leads to the multi-aspect principal bedroom suite with far reaching views, dressing room and luxury en-suite bathroom/shower room. The second bedroom also has en-suite dressing room, as well as shower room, and the third bedroom on the first floor has an en-suite shower room.

SECOND FLOOR

The second floor also features a galleried landing with bedroom suites to either end perfect for guests or maybe as teenager 'dens' both having natural light and rural views provided by roofline Velux windows.

OUTSIDE

The Great Barn occupies a generous plot of 0.4 acre (subject to survey) with gardens to front, side and rear which adjoin open countryside. The gardens are mainly laid to lawn with shrub borders and newly planted hedging to the boundary. There is a raised sun terrace to the rear. A double cart shed provides covered parking for 2 vehicles and there is additional gravel covered hardstanding.

SERVICES AND EPC RATING

Mains electricity, private bore hole water supply and communal private drainage (shared with barns 1-3). LPG-fired underfloor central heating. Full fibre broadband to the property available. EPC Rating Band D.

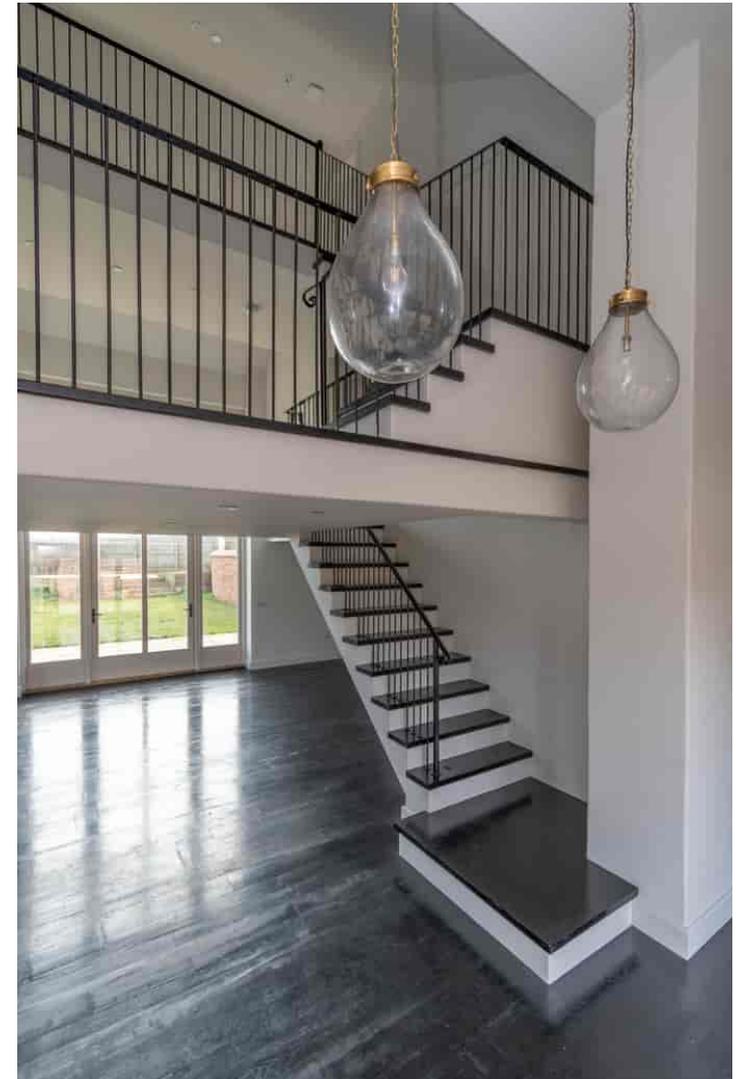
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band G.

TENURE

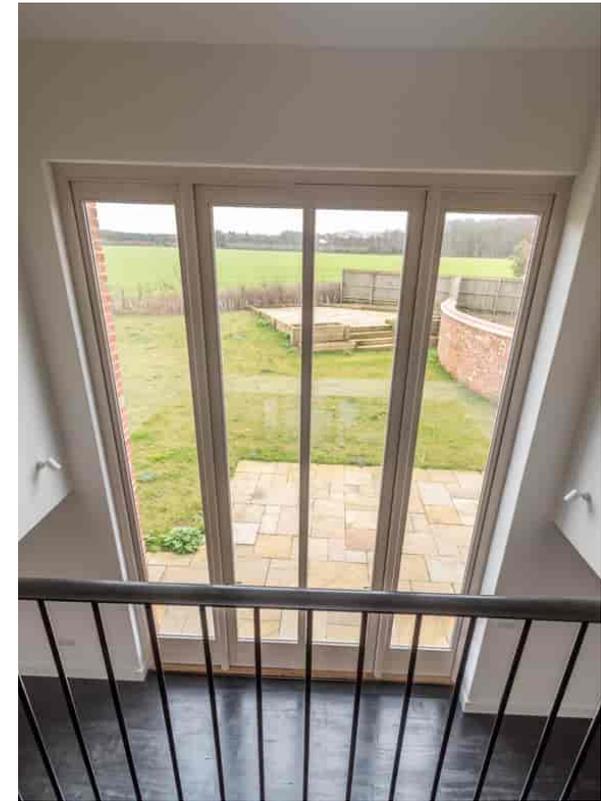
This property is for sale Freehold.

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SITUATION

Melton Constable is a well-served and historic North Norfolk village, best known for its distinctive former railway works and strong sense of community. The village offers a good range of local amenities including shops, public houses, primary school, village hall, church and medical facilities, making it a popular choice for families and those seeking a village with everyday conveniences.

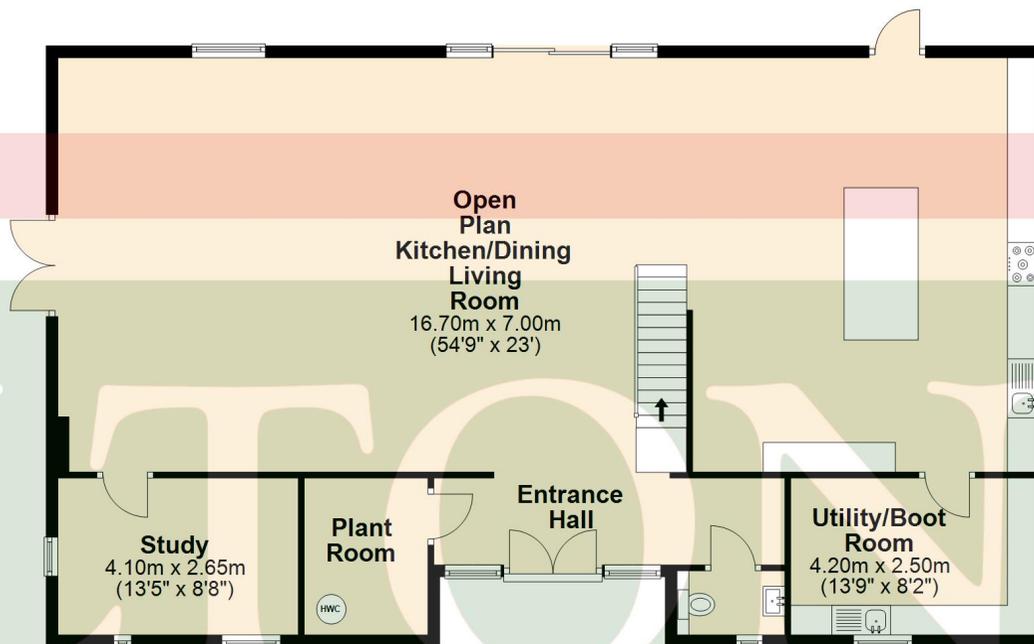
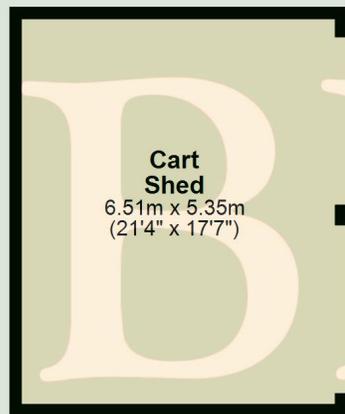
Surrounded by attractive countryside, Melton Constable provides excellent access to walking and cycling routes, while being conveniently positioned for the North Norfolk coast. The beaches and coastal paths at Wells-next-the-Sea, Blakeney and Cley-next-the-Sea are within easy reach, as are the nearby market towns of Holt and Fakenham, which offer a wider range of independent shops, cafés and leisure facilities.

With its combination of local amenities, community atmosphere and excellent access to both countryside and coast, Melton Constable remains a desirable and practical location in North Norfolk.



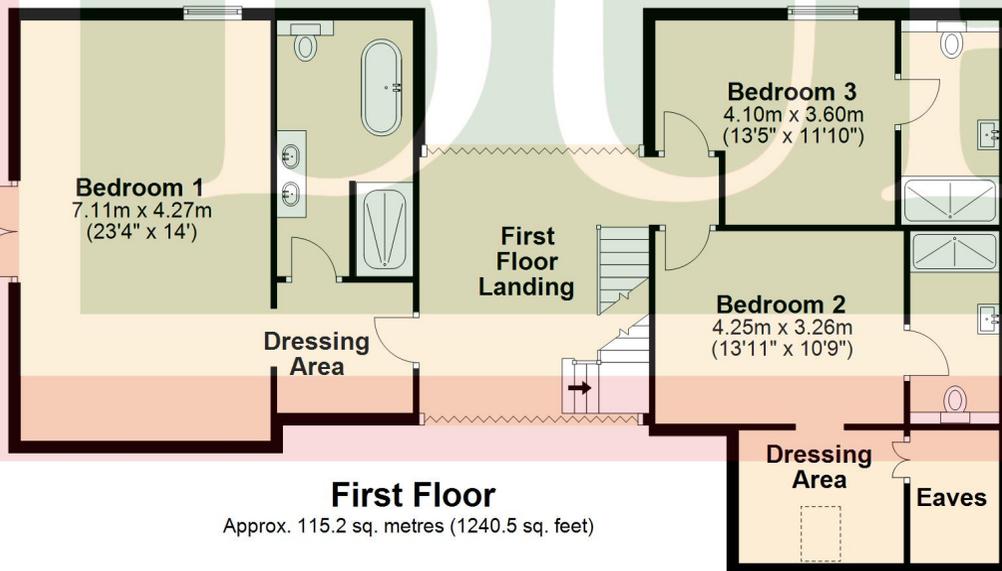






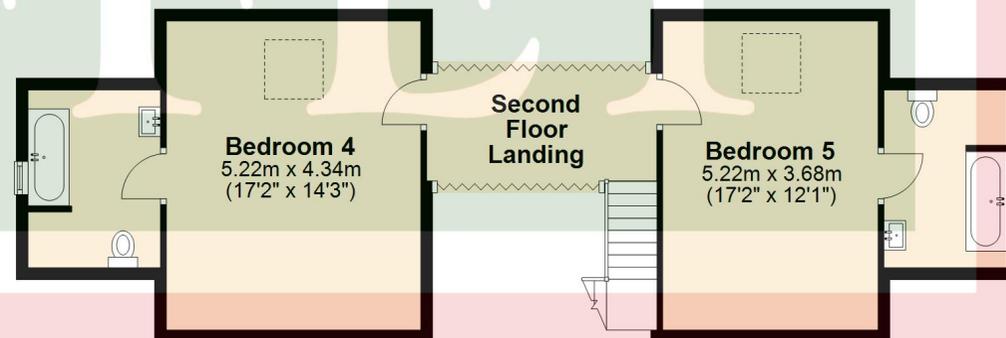
Ground Floor

Approx. 192.7 sq. metres (2074.0 sq. feet)



First Floor

Approx. 115.2 sq. metres (1240.5 sq. feet)



Second Floor

Approx. 62.7 sq. metres (674.7 sq. feet)

Total area: approx. 370.6 sq. metres (3989.2 sq. feet)



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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