



**Field End Barn, Melton Constable**  
Guide Price £200,000



## Field End Barn

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



*A former agricultural building with planning permission for conversion into a 3 bedroom, 3 bathroom single storey residence with double garage in a lovely rural setting.*

### DESCRIPTION

Field End Barn is a rare opportunity to purchase an asbestos former agricultural building with consent for conversion into a prestigious single storey residence with spacious accommodation, double garage and a private garden. Planning permission was granted by North Norfolk District Council in May 2025 (under reference PF/23/0775) providing for an L-shaped entrance hall, cloakroom, generous kitchen/dining/living room with a separate utility, study and three double bedrooms, all with en-suite facilities.

In addition the property will benefit from LPG-fired underfloor heating, double glazing and a private drainage system.

Externally there is provision for a private garden which overlooks the adjoining countryside and an integral double garage.

### ACCOMMODATION

The spacious and versatile living spaces provided for in the planning application include an L-shaped entrance hall with ample storage, cloakroom, study, utility room and a cavernous open plan kitchen/dining/living space with a high quality kitchen area and island work station. There is also a bedroom wing leading to three double bedrooms, all with en-suite bath/shower facilities.

### OUTSIDE

Externally Field End Barn benefits from an enclosed garden which adjoins pastureland and has fine rural views. In addition there is an integral double car port/garage accessed off the driveway shared with 2 other properties on this small exclusive development.



Warning  
Keep out

***what3words: ///fiery.compiler.ladder***

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

## **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.

## **SERVICES AND EPC RATING**

The proposed property will have mains electricity, private bore hole water supply and private drainage with LPG-fired underfloor central heating. Belton Duffey understand that the electricity supply, the bore hole and LPG tank have already been installed. The sewage treatment plant will require installation by the purchaser. Full fibre broadband to the property available. EPC Rating Band TBC.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band TBC (awaiting assessment).

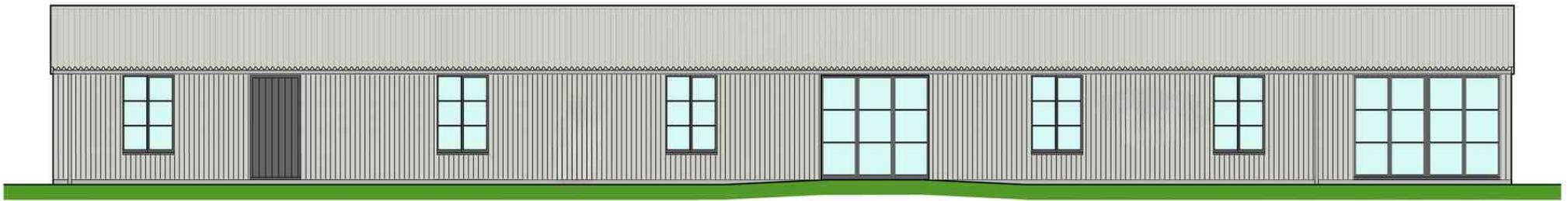
## **TENURE**

This property is for sale Freehold.

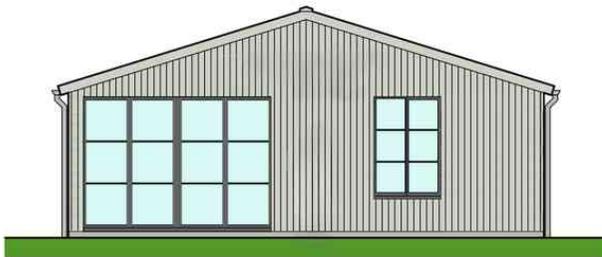
## **Field End Barn**

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

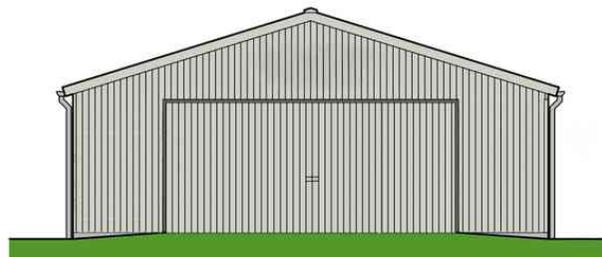




SOUTH ELEVATION



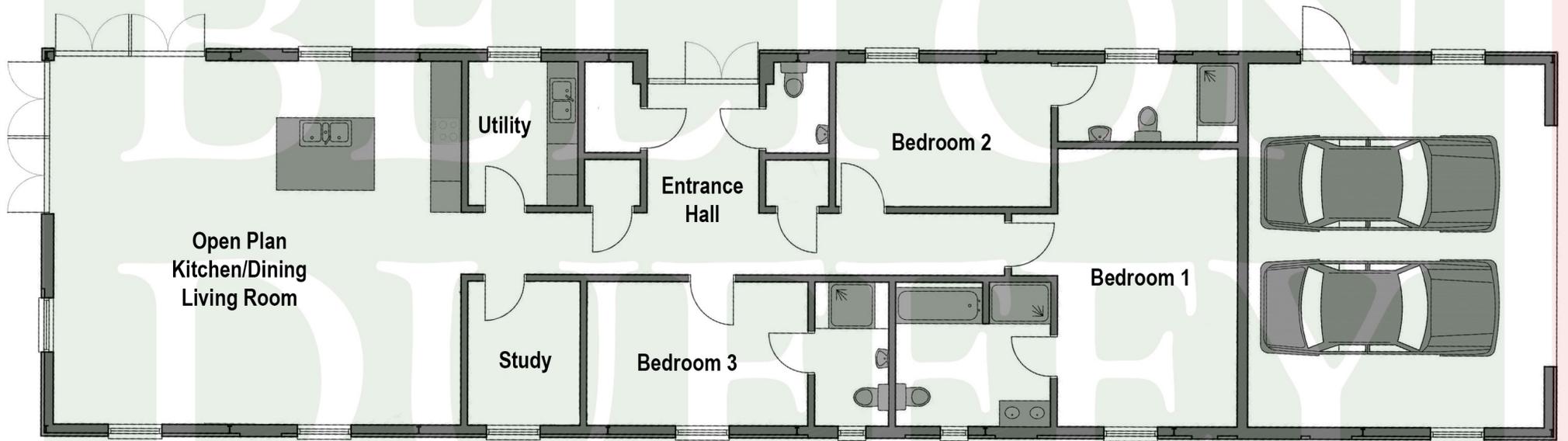
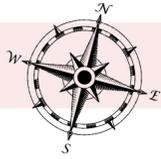
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



**Ground Floor**



**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.





**King's Lynn**  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

**Fakenham**  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

**Wells-next-the-Sea**  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)



**[beltonduffey.com](http://beltonduffey.com)**