



The Granary Barn, Melton Constable
Guide Price £750,000



The Granary Barn

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



A stunning barn conversion offering incredibly spacious and versatile, mainly ground floor accommodation, private parking and enclosed garden.

DESCRIPTION

The Granary Barn offers truly breathtaking accommodation that caters for the contemporary life style and a versatility that would suit a primary residence or as a holiday home investment gateway to all that north Norfolk has to offer.

The magnificent open plan kitchen/dining/living room, flooded with natural light and featuring a "deVOL" fitted kitchen, is a blank canvas to a host of statement interior design options and off this area is a service corridor with utility room, cloakroom, study and plant room. The reception hallway has a staircase rising to the first floor and gives access to bedroom one with luxury en-suite and bedroom three, also with en-suite shower room. Bedroom 2, on the first floor, has lovely rural views over Melton Hall deer park and, as you would expect, a beautifully appointed en-suite shower room. Other noteworthy features include double glazing throughout, luxury "Lusso" bathroom suites and LPG-fired underfloor heating.

To the outside there is private parking for at least 2 vehicles and an enclosed partly walled lawned area with sunny southerly aspect.

GROUND FLOOR

The Granary Barn offers two entrance routes via double fully glazed doors, direct into the open plan kitchen/dining/living room or into the entrance hall which leads to the principle rooms. The centre piece/focal point of the property is the magnificent open plan kitchen/dining/living area which extends to some 10m x 10m with a partly vaulted ceiling, "deVOL" fitted kitchen and is flooded by natural light. This stunning space offers huge potential for a wide variety of bold interior design options limited only by imagination. Off this space is a 'service corridor' with utility room, cloakroom, study/home office and plant room for easy access to and maintenance of utilities etc. The ground floor is completed by two lovely double bedrooms, both with en-suite facilities, bedroom 1 with a luxury en-suite which includes a bath and separate shower cubicle plus garden views and bedroom 3 with en-suite shower.



what3words: ///exploring.repay.qualify

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

FIRST FLOOR

The first floor comprises a private bedroom suite accessed off a spacious landing. Bedroom 2 offers delightful rural views over parkland and countryside and scope for a separate dressing area, as well as a luxury en-suite shower room.

OUTSIDE

Vehicular access is by way of double gates from the shared drive which lead to a private gravel covered driveway and parking area. There is a curved old stock brick wall which brings a sense of style and privacy to the mainly lawned garden which enjoys a sunny southerly aspect and external lighting provides convenience and security.

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.

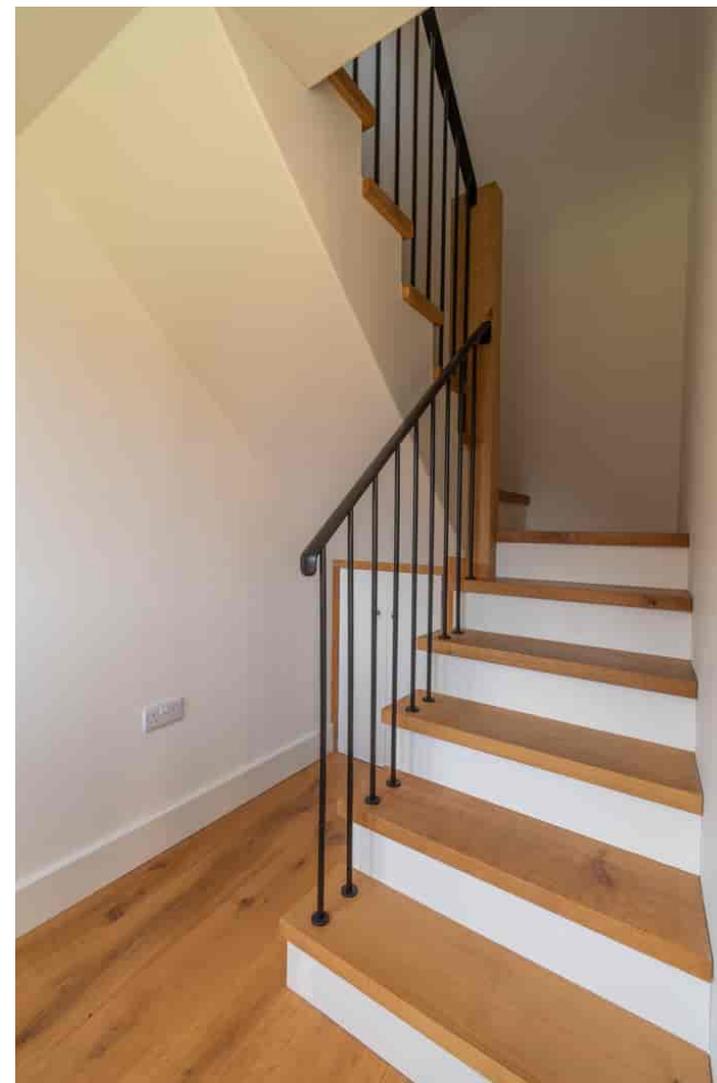
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band E.

TENURE

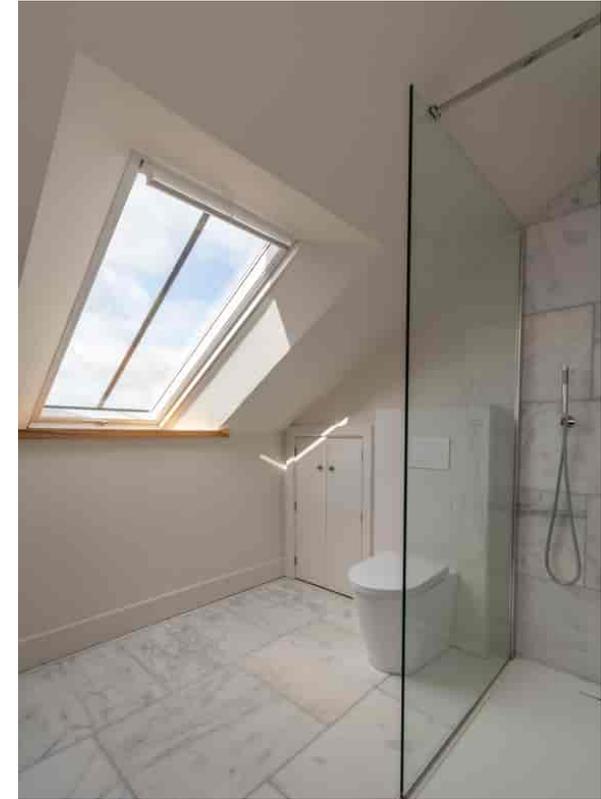
This property is for sale Freehold.

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SITUATION

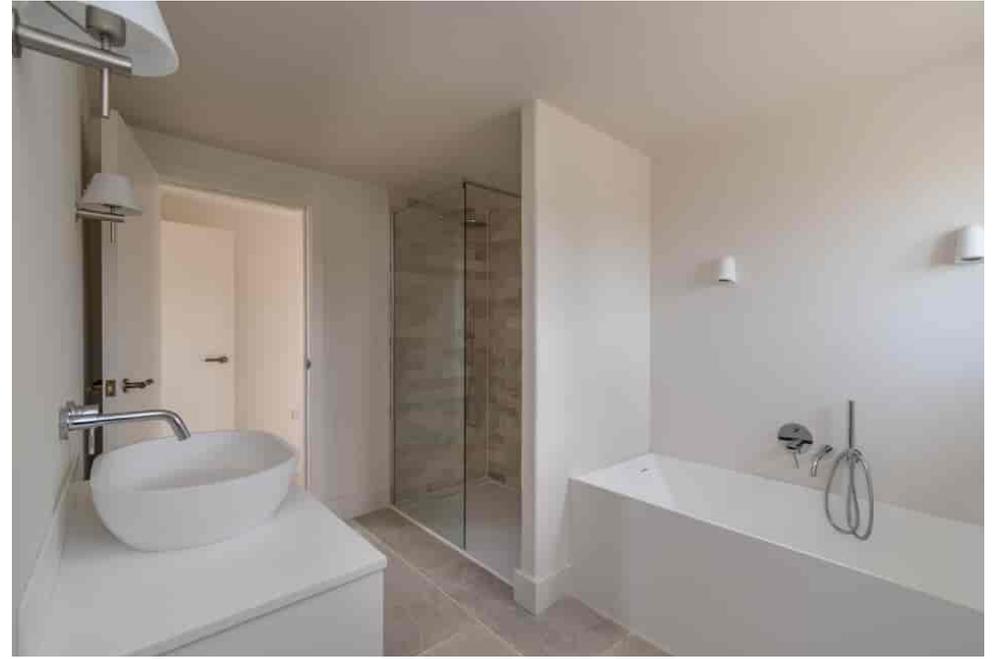
Melton Constable is a well-served and historic North Norfolk village, best known for its distinctive former railway works and strong sense of community. The village offers a good range of local amenities including shops, public houses, primary school, village hall, church and medical facilities, making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

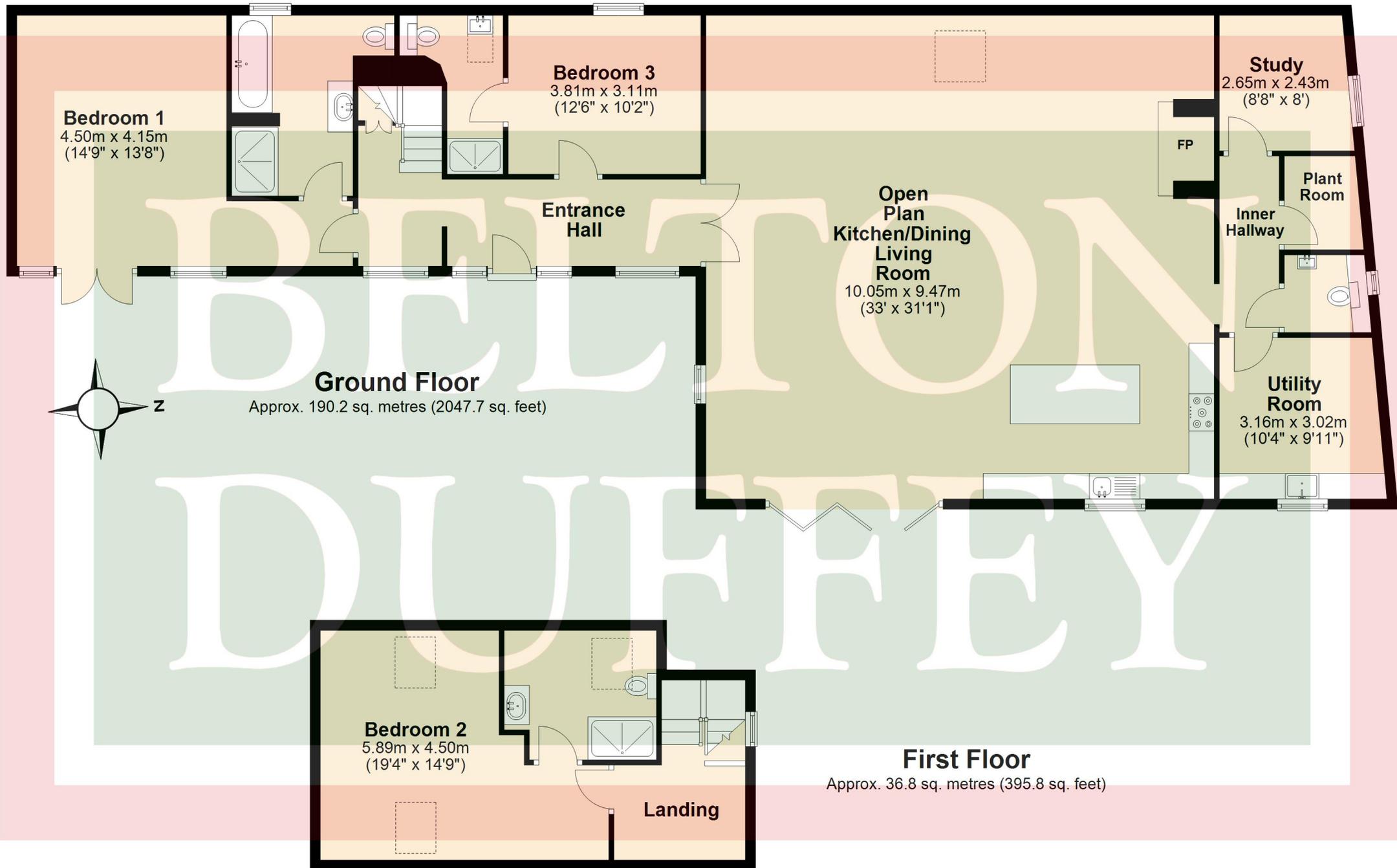
Surrounded by attractive countryside, Melton Constable provides excellent access to walking and cycling routes, while being conveniently positioned for the North Norfolk coast. The beaches and coastal paths at Wells-next-the-Sea, Blakeney and Cley-next-the-Sea are within easy reach, as are the nearby 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.









Total area: approx. 227.0 sq. metres (2443.4 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.





King's Lynn
T: 01553 770055
E: info@beltonduffey.com

Fakenham
T: 01328 855899
E: fakenham@beltonduffey.com

Wells-next-the-Sea
T: 01328 710666
E: wells@beltonduffey.com



beltonduffey.com