



Field View
Melton Constable | Norfolk | NR24 2NG

CREAM OF THE CROP



Approximately one mile from the village of Melton Constable in a wonderful setting with stunning views of the surrounding fields, this charming Grade II Listed barn conversion forms part of a unique terrace converted from the former dairy farm of the Melton Constable Hall Estate and was once used as a location for the 1971 film adaptation of L.P Hartley's book "The Go-Between" starring Alan Bates and Julie Christie. Arranged over three floors, this sympathetic conversion offers three bedrooms (one with an en suite bathroom) and a family shower room on the first floor, and the most amazing family room on the floor above with the original beams displayed to full effect. The ground floor comprises a substantial open plan sitting room with a wood burner, kitchen, utility room and cloakroom, while outside there is a lawned garden to the front and a delightful west-facing courtyard to the rear, a larger than average single garage with access to the boarded loft, and ample parking for up to five vehicles.







- Wonderful small development of the highest quality Barn Conversions
- Grade II Listed
- Beautifully presented 3-4 bedroom conversion of the original Dairy Farm
- Lovely ground floor Reception Room with wood burning stove and French doors to East facing Garden
- Fitted Kitchen, with oil-fired boiler
- Utility room
- Downstairs Cloakroom
- Fabulous top floor room with potential use as Reception Room, Office or further Bedroom
- Family Shower Room and En-Suite Bathroom to Master Bedroom
- Stunning field views, particularly from the Master Bedroom
- Large Single Garage and ample parking for up to five cars
- NO ONWARD CHAIN
- Total Accommodation extends to 1601sq.ft

An Amazing Location

The present owner explained "From my first visit to The Dairy Farm in Melton Park I was enchanted by the the special location, the originality of the buildings, the complete peace, tranquillity and the countryside views. An idyllic spot in North Norfolk where pheasants call and owls hoot in the woods. The location is amazing and it is very safe. Almost a village within a village."

The conversion of the Grade II barn is sympathetic to the original structure and has created a wonderful living space. Asked what they consider to be most distinctive features about their home, the owner replied, "I particularly like the arched windows and high ceilings, which add light and airiness to the place. The development itself has a calm, natural feel about it, nothing looks overly manicured and it maintains lots of charm."

When asked which rooms have been their favourites, the owner replied, "One of my special places in the house is Bedroom 1 with its unique full length glazed door and window (the original access to the grain store, I believe). I love to wake up in the early morning, throw back the curtain and see what the day has brought. I have taken photographs from this window throughout the seasons, and in many weather conditions. The field view always pleases and the arrival of the pink footed geese and the occasional sight of boxing hares is a treat.

The downstairs Reception room is so beautifully light, and is very cosy in the winter, especially with the (recently installed) wood burning stove. The top floor has lots of potential. We have used it as a relaxing, evening entertaining space with a couple of sofas and armchairs. Alternatively, it can be a work area, a studio or an occasional extra bedroom."



Garden and Outside

"The garden is easy to manage," the owner said. "The front of the barn is east facing so catches the morning sun, and the back faces west with sun from midday. The Norfolk estate fencing and personal gate I had installed to further enhance the front garden view. Discussing the garage, the owners said, "The single garage is wider than normal, with fitted ladder access to the upper storage level. It is a dry space with the original stable flooring and drainage channels. There is ample parking, to the front and back of the barn. "The development has its own managed woodland, full of snowdrops and bluebells."

Out and Around

"Melton Constable was once an important railway junction, developed by Lord Hastings of Melton Hall" the owner explained. "The majority of properties in the village were built as railway workers' cottages. St Peter's Church, with its traditional annual June village fete, is charming. Melton Constable has a highly reputable local family butchers, Rutlands, in the high street. The thriving Siding bakery, cafe, restaurant and bottle shop within one of the original railway buildings is a real bonus. There are also a number of take-aways, plus a village Co-op convenience store with a Post Office."

"Five miles from the thriving Georgian town of Holt, with Norwich, Fakenham, Cromer, Aylsham and the Norfolk Broads all easily accessible, together with the wonderful coastline. Melton Constable is well situated, and generally away from the inevitable holiday traffic north of the A148. The area offers a great choice of fabulous local produce, restaurants, shops, walks, and numerous local trades people when you need them. Go at your own pace ... slow you down, as they say." What's not to love?







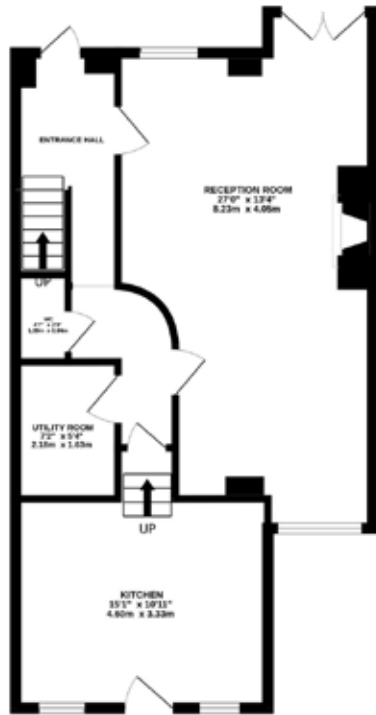




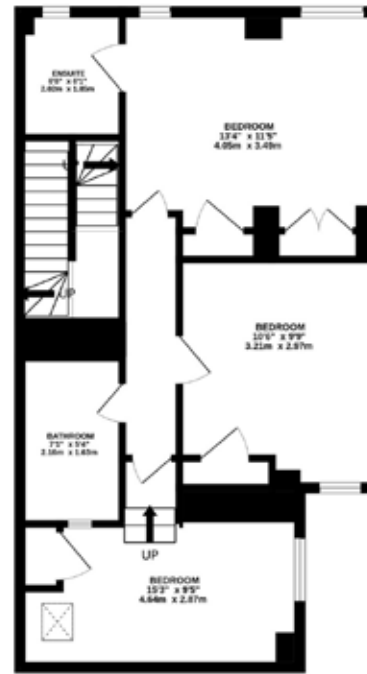




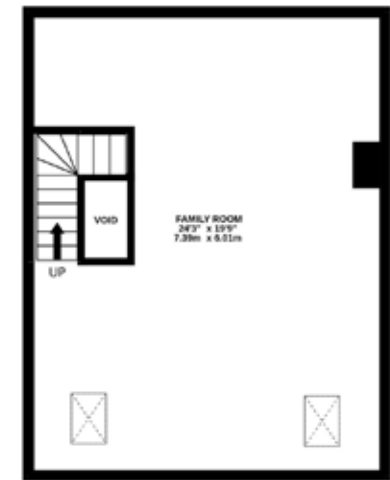
GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



2ND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



SQ.M DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 1601 sq.ft. (148.8 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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On Your Doorstep...

Melton Constable is a North Norfolk village with a post office, doctor's surgery and a local butchers shop. It is located within 2.5 miles of Thornage, and 2.8 to Hunworth where you can find the Hunworth Bell pub serving delicious food.

How Far Is It To?...

Holt is only 5 miles North which has shops, schooling and leisure facilities and is renowned for Gresham School which takes boys and girls through pre prep to age 18. Following on the A148 road it will take you on a short journey to the North Norfolk coastlines. Fakenham is 8 miles away offering amenities of shopping, pubs, Library and supermarkets.

Services

OFCH, Mains Water

North Norfolk District Council - Band E

Maintenance charge £400 p/a- covers drive, water treatment plant and woods maintenance.

Tenure

Freehold



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