



THE STORY OF

# The Workshop

*Melton Constable, Norfolk*

SOWERBYS



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# The Workshop

Burgh Parva Barns, Holt Road,  
Melton Constable, NR24 2PU

Exclusive Modern Development

A Location to Leave You in Awe

Beautiful Walks on your Doorstep

Essential Amenities within Walking Distance

Less than a Ten Minute Drive to Holt

Quick Access to the Coast

Characterful Barn

Two Bedrooms and Two Bathrooms

Great Potential to Extend

Plenty of Off-Road Parking

**SOWERBYS HOLT OFFICE**  
01263 710777  
holt@sowerbys.com



“We love how beautiful the building is, the peace and quite, and the space we have created.”

Burgh Parva Barns is an exclusive development of barn conversions that first hit the market in 2016 and 2017. They have been expertly and meticulously finished to create astounding homes in North Norfolk. Located on the outskirts of Melton Constable, the development is approached by a secluded road with all the striking barns tucked away but close to all local amenities as well as having quick access to the coast.

butchers. Some fine takeaway options for those nights in, and not forgetting the abundance of charming countryside walks on your doorstep where you can easily find yourself in the Stody Estate or Hunworth. The incredibly popular historic Georgian market town of Holt is about 4.5 miles away, so if you wanted to explore the eclectic and quirky independent shops, cafes, and bars, then there is certainly a day to be spent in this vibrant town centre.

All within easy walking distance, there is: a gastropub just up the road, a locals bar, a mini COOP for your shopping essentials, as well as a family-run



The Workshop itself is a beautifully designed and immaculately presented two-bedroom, two-bathroom barn conversion that hosts wonderful character such as exposed beams, exposed walls, and a terrific finish of high-quality products within its services.

The current owners have cleverly honed and emphasised The Workshop's natural character by

mixing its local heritage with an industrial-style architectural design. There were plans implemented to extend from the end of the corridor, just by the utility room, to form the proposed third bedroom to complete the design of the barn into an L-shape. Although the precedent has been set for such an extension, it will, of course, be subject to the usual consents.







Outside, there is plenty of off-road parking to comfortably hold four cars. The garden is mostly laid to lawn, featuring mature shrubs and trees, but has been overall superbly landscaped to create a low maintenance garden with an easy route for mowing the lawn and a lovely patio that blends seamlessly with the interior thanks to the four sets of double doors that allow the outside in.

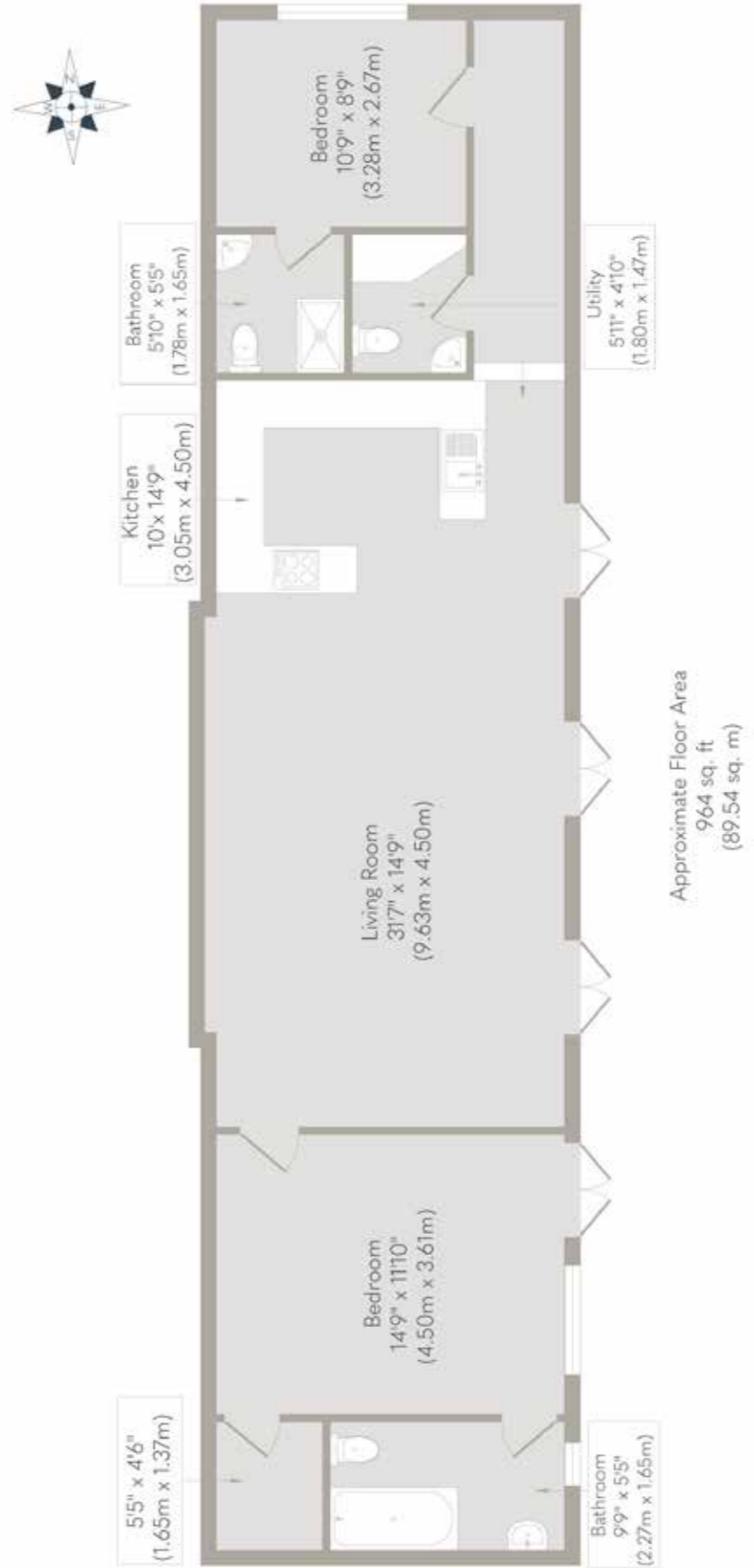






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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ALL THE REASONS

# Melton Constable

IN NORFOLK  
IS THE PLACE TO CALL HOME



An old wool village between Fakenham and Holt, Melton Constable has easy access to the North Norfolk coast, an Area of Outstanding Natural Beauty.

There is a junior school, nursery school, local butcher, bakery, two pubs, two grocery shops, a Post Office and a good Medical Practice. There's also an 18th century cast iron cello in the Parish Church, which has a surprisingly good tone.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own

department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

If you are looking for the perfect spot to enjoy country life, Briston is perfectly situated near to one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.



Note from the Vendor



Wells-next-the-Sea Beach Huts

“Locally I like to visit Wells and explore the woods.”

THE VENDOR



**SERVICES CONNECTED**

Mains water, electricity and drainage. Heating via air source heat pump.

**COUNCIL TAX**

Band D.

**ENERGY EFFICIENCY RATING**

C. Ref:- 8303-7939-5579-4430-7996

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

**TENURE**

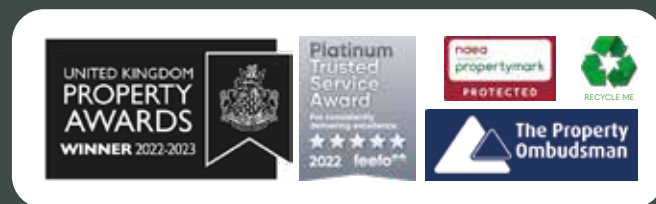
Freehold.

**LOCATION**

What3words: ///confident.tagging.someone

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# SOWERBYS



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