



THE STORY OF

Melody House

Great Ryburgh, Norfolk

SOWERBYS



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Melody House

Great Ryburgh, Norfolk
NR21 0DX

Period House

Five Bedrooms

Village Location

Grade II Listed

Approved Planning

Off-Road Parking

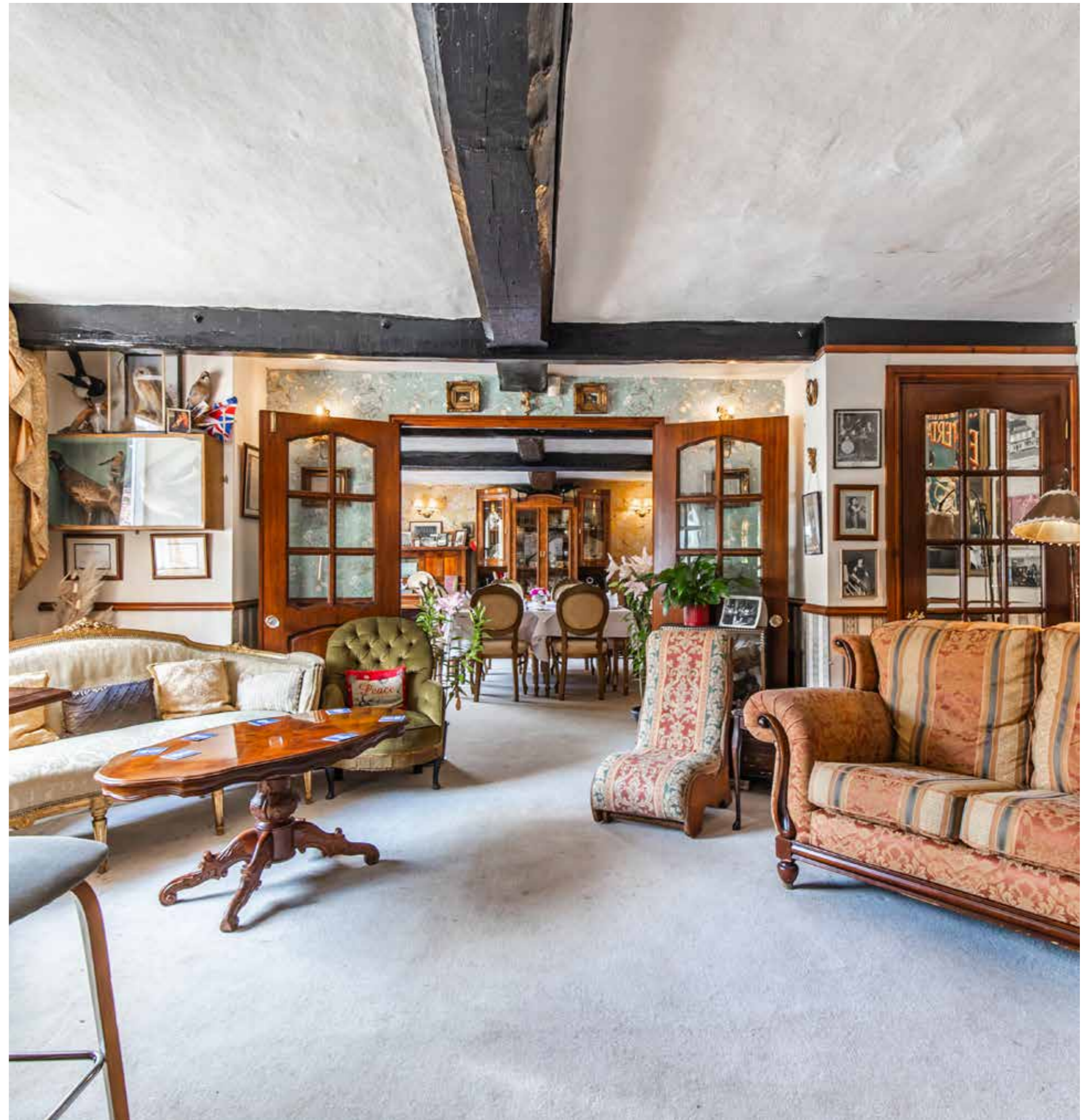
Huge Potential

Character Features Throughout

SOWERBYS FAKENHAM OFFICE

01328 801534

fakenham@sowerbys.com





Run currently as a successful Bed & Breakfast, Melody House in its current form welcomes guests to this delightful village and all it has to offer.

This period property offers an enormous amount of space throughout. With accommodation split between the owner and guests to the B&B, it offers versatile and adaptable living. If the next custodian wished to run their own business or even provide for multi-generational living, then Melody House could suit it all.

There are five en-suite bedrooms in total, four upstairs and one on the ground floor. There is a selection of flexible use reception rooms which currently offer communal spaces for the guests such as dining, and a small bar.

Outside, the rear garden offers a wealth of space. With a large patio off the kitchen ideal for outdoor dining, the garden is mainly laid to lawn and bordered by mature trees and shrubs. Accessed via double gates there is off-road parking provided to a gravel driveway which could be extended if necessary.

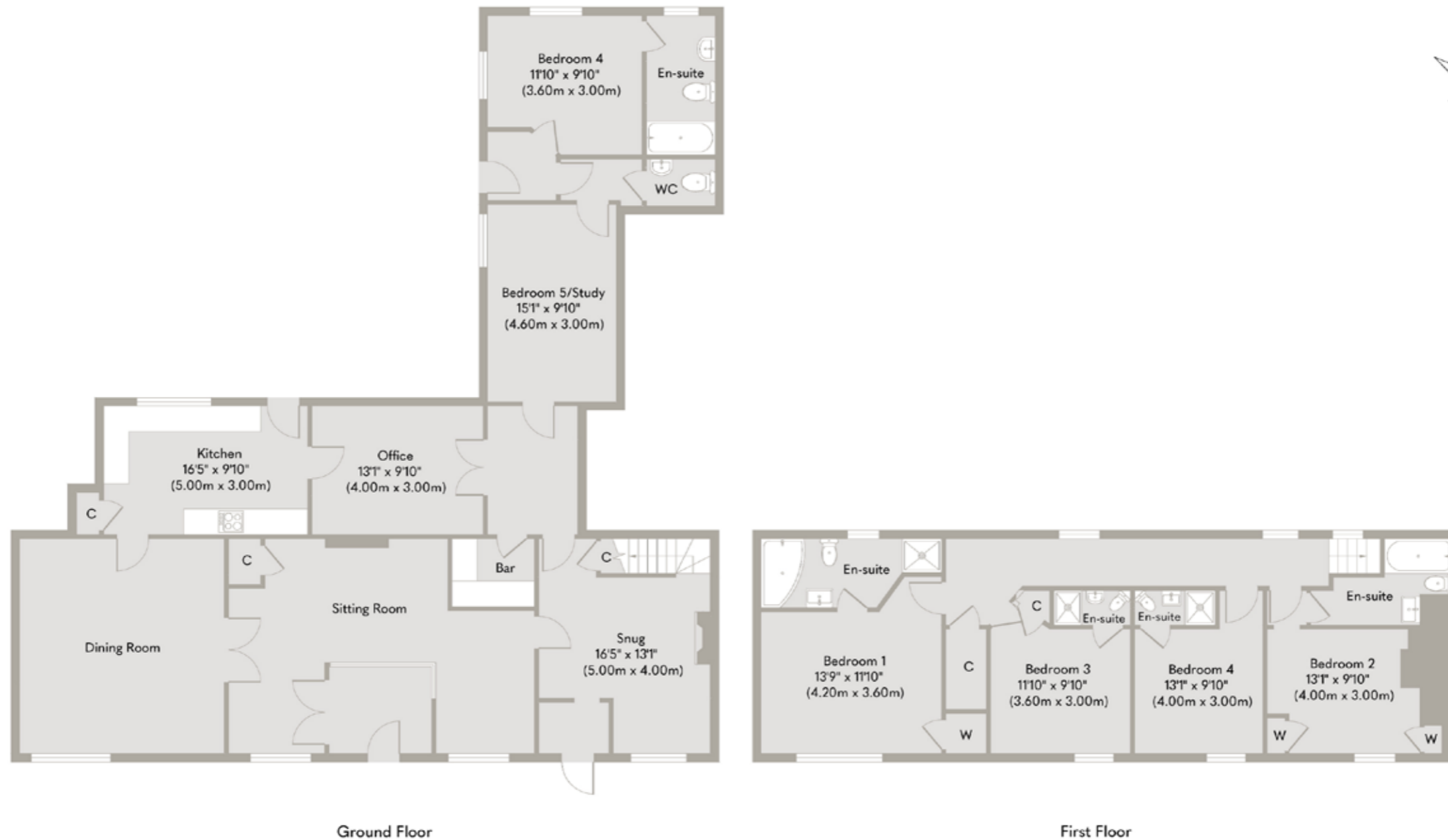
If you are looking to take Melody House on as an ongoing concern and expand the current business, then there is planning approved for an extension to the rear. Details of which can be obtained via North Norfolk Council Planning PF/11/0100.

Offering an array of possibilities, Melody House is a rare and unique opportunity.









Ground Floor Approximate Floor Area 1,645 sq. ft. (152.87 sq. m)
First Floor Approximate Floor Area 866 sq. ft. (80.50 sq. m)
Approx. Gross Total Internal Floor Area 2,511 sq. ft. (233.37 sq. m)

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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Great Ryburgh

A HISTORIC VILLAGE WITH MODERN CHARM AND COMMUNITY

A small village, Great Ryburgh is four miles east of Fakenham.

Great Ryburgh is a very active village and has a community shop and post office, a village hall, large playing field, and a beautiful historic round tower church. There's also The Blue Boar Inn, offering bed and breakfast, with low-beamed ceilings and an inglenook fireplace in the bar.

School buses transport Great Ryburgh students to All Saints Primary School, Stibbard, and Fakenham Academy. The village is also within easy access of King's Lynn and Norwich both of which have mainline rail links to London.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs.



Note from Sowerbys



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SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///bearings.emphasis.apprehend

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SOWERBYS

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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

