



The Work Shop, Burgh Pava Barn

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Pointens





**The Work Shop, Burgh Pava Barns**  
**Holt Road Melton Constable NR24 2PU**  
North Norfolk Coast 6 miles, Norwich 18 miles  
Holt 3 miles

A superbly appointed two bedroom barn conversion with a wealth of period features peacefully situated on a small select development of similar properties. A particular feature of the property is the private enclosed south east facing garden.

**Offers In Excess Of £450,000**



## THE PROPERTY

The property offered for sale is an exceptionally well appointed detached barn conversion in a superb, quiet setting and a short walking distance from Melton Constable's amenities. Re-furbished to a high standard in recent years the accommodation has many period and original features to include vaulted and timbered ceilings, mellowed red brickwork and oak doors with period style handles. The airy and sunny accommodation comprises of a open plan 31' reception room, a kitchen area with extensive range of fitted base units. A master bedroom with an en-suite and dressing room. A further double bedroom with an en-suite, and a cloakroom. The property also enjoys the benefit of sealed unit double glazing and air source underfloor heating throughout. A particular feature of this barn conversion is the due south facing enclosed, private gardens. This property is being sold with no onward chain.

## LOCATION

Burgh Pava can be found off the B1110 (Holt to Dereham road) on the outskirts of the village of Melton Constable. This is an attractive hamlet which is unspoilt by new development and situated within a delightful rural area approximately four miles south of Holt. The nearest shops can be found at Melton Constable and they cater for most day to day needs together with a well known butcher and other facilities including a doctors surgery which forms part of the Holt Medical Practice. The Georgian town of Holt offers an outstanding range of shops including a first class department store, Budgens supermarket and numerous gift shops and art galleries. The North Norfolk coast is also within easy reach by car at Blakeney giving access to other coastal areas including Cley-next-the-Sea. Morston and Stiffkey. Around twenty miles away is the capital City of Norwich that has excellent rail links to London and international airports via Schipol Amsterdam.

## DIRECTIONS

Leave Holt via the Norwich Road, take the first turning right where signposted to Hunworth. Proceed through the village and upon reaching the cross roads in Briston turn right. Proceed through the village of Melton Constable and upon leaving the village turn right signposted to St Marys Church. After around 50 yards turn right into Burgh Parva Barns, continue round to the left, take the first turning right and then at the end of this road you will find the barn on your right hand side.

## ACCOMMODATION

The accommodation comprises -

Three double pairs of doors that lead to:-

### Open Plan Living Area (31'8 x 14'10)

#### Sitting Area

Vaulted and heavily timbered ceiling, television point. Oak flooring.

#### Kitchen Area

Range of fitted base units with wooden work surfaces over, inset 1 1/2 bowl sink extractor fan. Exposed mellowed red brick work. High level saddle rests.

### Utility Room/Cloakroom

Plumbing for automatic washing machine. WC, washbasin. Exposed mellowed red brickwork.

### Bedroom One (14'9 x 12'1)

Double doors leading to the garden. Oak flooring, vaulted and timbered ceilings. Television point. Mezzanine Storage Area. **Walk in Dressing Room**  
Range of fitted shelving and hanging. Wooden floor.

### En-Suite

Double panelled bath with shower screen and hand held shower and two shower roses over the bath. Vanity unit with basin over with mixer tap. WC. Tiled floor.

### Side Hall

Exposed mellowed red brickwork. Coat pegs, vaulted and timbered ceiling. Oak flooring.

### Bedroom Two (10'9 x 8'8)

Exposed mellowed red brickwork, vaulted and timbered ceiling. Television bracket. Oak flooring.

### En-suite

Shower cubicle with fitted hand held and overhead shower, WC, washbasin. Tiled floor. Exposed mellowed red brickwork. Shaving mirror.

## Curtilage

To the front of the property there is shingled off street parking for three vehicles. A pedestrian gate leads to the very private, due south east facing garden which is mostly laid to lawn together with a raised terrace. Various inset flower and shrub beds. Mature trees, two wooden garden sheds, all being fully enclosed by wooden panelled fencing.

## General Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage.

**Local Authority:** North Norfolk District Council, tel: 01263 513811.

**Tax Band:** Band C (£1992.14 2024/25)

**Viewing arrangements:** Strictly via the sole agents, Pointens tel: 01263 711880.

**Energy Performance Certificate:** Band C.

**Ref:** H313274.



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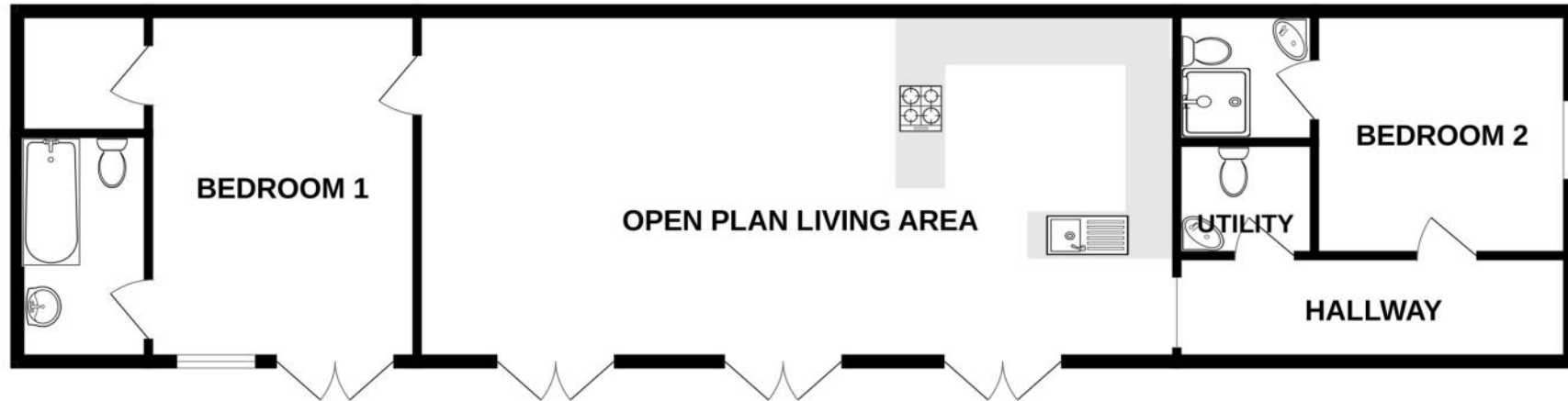
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**GROUND FLOOR**  
971 sq.ft. (90.2 sq.m.) approx.



THE WORK SHOP, BURGH PAVA BARN, HOLT ROAD, BURGH PAVA NR24 2PU

TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

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