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THE STORY OF

30 Burgh Beck Road

Melton Constable, Norfolk

SOWERBYS



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30 Burgh Beck Road

Melton Constable, Norfolk
NR24 2DQ

Period Cottage

Village Location

Two Bedrooms

Pretty Fireplaces

Garden is a Blank Canvas

On Road Parking

Two WC's

Character Features

Bay Window

Local Amenities

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Set down a peaceful private track in the picturesque village of Melton Constable, 30 Burgh Beck Road is a charming period cottage brimming with character and potential. Blending traditional charm with modern convenience, it's perfect for those seeking a tranquil village lifestyle with easy access to Norfolk's stunning countryside and coastline.

Inside, the inviting lounge is bathed in natural light from a large bay window, creating a warm, airy atmosphere. A pretty period fireplace serves as the focal point, making this a cosy retreat for relaxation or gathering with friends and family. The adjoining dining room provides a versatile space for entertaining, leading seamlessly into the bright, well-equipped kitchen. A useful boot room and separate WC at the rear add extra convenience.

Upstairs, the cottage offers two generously sized double bedrooms, enhanced by original period features. In keeping with the style of the property, the third bedroom has been thoughtfully converted into an en-suite bathroom, complementing the home's traditional layout while adding a touch of modern comfort.

Overlooking neighbouring allotments, the property enjoys peaceful, uninterrupted views to the front and rear, creating a wonderful sense of seclusion while remaining just a short stroll from the village centre. A scenic country walk begins at the end of Burgh Beck Road, winding through the Water Meadows to the hamlet of Stody, perfect for nature lovers and outdoor enthusiasts.

With its idyllic setting, charming character, and easy access to countryside walks, this delightful cottage truly captures the essence of relaxed rural living.





Ground Floor
Approximate Floor Area
430 sq. ft
(39.96 sq. m)



First Floor
Approximate Floor Area
390 sq. ft
(36.18 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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Melton Constable

A TRADITIONAL VILLAGE WITH
EXCELLENT CONNECTIONS

Nestled between Fakenham and Holt, Melton Constable is a former wool village with a rich history, once serving as a major railway hub. Linked with the neighbouring village of Briston, it offers easy access to the North Norfolk coast, a designated Area of Outstanding Natural Beauty.

Despite its modest size, Melton Constable provides a range of convenient amenities, including a primary school, nursery school, local butcher, bakery, two pubs, two grocery shops, a Post Office, and a well-regarded Medical Practice. The village is also home to Melton Spice, a popular Indian takeaway known for its authentic cuisine. Adding a touch of historical charm, the 18th-century cast iron cello in Briston Parish Church is a rare find, renowned for its surprisingly good tone.

Just a few miles away, the market town of Holt is a thriving hub with a strong sense of community. Many local businesses support the 'Love Holt' initiative, which champions the town's vibrant mix of independent shops. Throughout the year, Holt hosts a variety of events, including the Holt Festival in summer and the much-loved 1940s Weekend, which transforms the town and its 'Poppy Line' heritage railway, running between Holt and Sheringham.

Life in Holt moves at a leisurely pace, with plenty of charming cafés and delis to enjoy. A standout is Byfords, believed to be the oldest house in town, now a well-loved deli, café, and guesthouse—the perfect spot to unwind and watch the world go by. On the town's edge, the prestigious Gresham's School continues its long tradition of academic excellence.

With its rich heritage, community spirit, and proximity to the stunning Norfolk coast, Melton Constable offers a wonderful balance of rural charm and modern convenience.



Note from Sowerbys



“The inviting lounge is filled with natural light from a large bay window, creating a warm and airy atmosphere.”



SERVICES CONNECTED

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

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

F. Ref: 2920-1009-1204-7789-0200

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: ///overdrive.outbid.name

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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