



THE STORY OF

Dairy Farmhouse

Melton Constable, Norfolk

SOWERBYS



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NR24 2NG

Grade II Listed Farmhouse

Exceptional Semi-Rural Location

Melton Park Estate Position

Elegant Period Residence

Guest Cottage

Extensive Ancillary Buildings

One Acre (STMS) of Glorious Grounds

Views Over Historic Deer Park

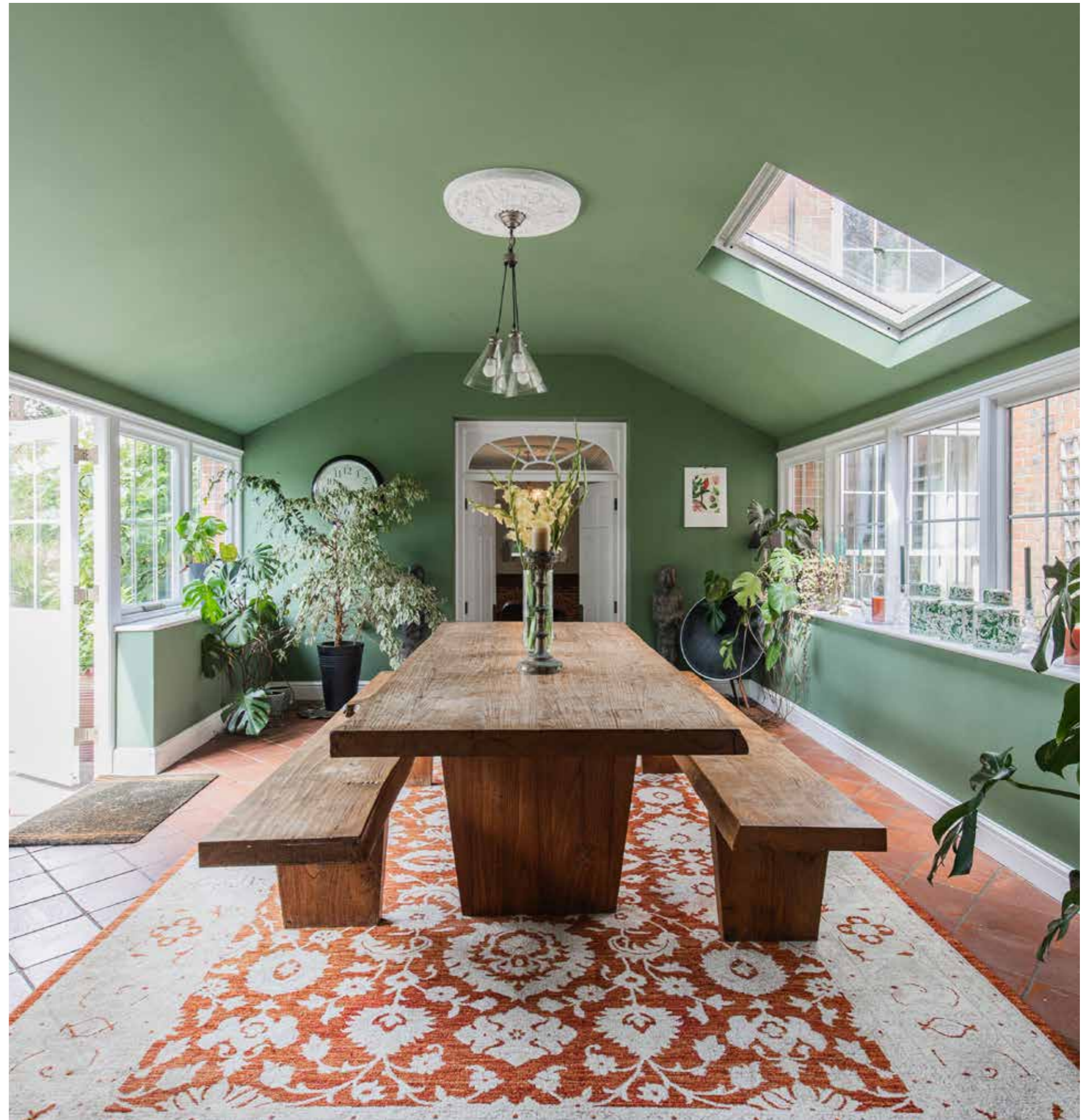
Convenient for Holt and Greshams School

Short Drive to Heritage Coastline

SOWERBYS HOLT OFFICE

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Nestled between the idyllic villages of Melton Constable and Hindolveston, Dairy Farm is an exquisite gem located within the prestigious Melton Hall estate. This unique property offers the perfect blend of rural charm and modern luxury, providing a serene escape in the heart of the countryside.

Dairy Farm has been thoughtfully converted from a variety of period dwellings and barns into a distinctive collection of homes that seamlessly integrate with the estate's original architecture. Located at the end of a private driveway, this property boasts unmatched privacy and breathtaking parkland views.

Your journey begins at the entrance porch, a charming boot room with vaulted ceilings and exposed brickwork, leading into a grand reception hall with oak flooring and a separate WC.

The drawing room is a masterpiece of design, featuring high ceilings, original cornicing, and a stunning bricked fireplace with a wood-burning stove. Once the shoot day entertaining room for Melton Constable Hall, it remains an ideal space for social gatherings. A side room with an external door provides convenient access.

The south-facing kitchen/breakfast room offers scenic garden views and boasts recently refitted, practical units with quartz countertops and a double Belfast sink. Integrated appliances include an electric Aga, Neff dishwasher, and a full-size fridge freezer. Adjacent to the kitchen is a convenient utility room.



The open-plan kitchen flows seamlessly into a magnificent dining room with a vaulted ceiling, glazed atrium, and a wall of glass with french doors opening to the garden and terrace. Both rooms feature pamment tiled flooring with underfloor heating.

The semi open-plan sitting/family room offers a cosy atmosphere with exposed beams and a wood-burning stove, perfect for family relaxation.

A well-proportioned study with a south-facing aspect and open fireplace is ideal for work or leisure, complemented by an additional small storage room.

The fully galleried landing, with double aspect views and an original cast iron fireplace, leads to the main bedroom suite. The spacious main bedroom features large south and west-facing windows with stunning garden and parkland views. The en-suite bathroom includes a contemporary shower, bath, vanity unit, and heated towel rail. The current owner has transformed the fourth bedroom into a luxurious dressing room, which can be reverted if needed.

Two further double bedrooms on this floor each have en-suite shower rooms, offering comfort and privacy. A charming attic room with restricted head space provides additional versatile space.





A delightful one-bedroom cottage in the garden serves as an ideal annexe or holiday let. It includes a fully fitted kitchen/dining room, a cosy sitting room with a wood-burning stove, and a family bathroom. The cottage enjoys a private garden area separate from the main house.

Dairy Farm is approached via a shared driveway, leading to a private gravelled drive sheltered by tall laurel hedges, mature trees, and azaleas. The redesigned south-facing garden and grounds extend to around 1 acre (stms) and feature a large entertaining terrace, bricked pathways, and symmetrically laid borders filled with alliums, cat mint, hydrangeas, and ornamental grasses, leading to the parkland beyond.

Climbing roses and wisteria adorn the back of the house, while herbaceous borders with peonies and lavender add scent and color. The garden extends to about an acre, with magnificent specimen trees and tall hedges providing total privacy. Enjoy evenings under the iron pergola, soaking in the views and watching grazing deer.

A double garage with an external staircase leads to a loft studio, perfect for a yoga space, home office, or teenage hangout. Another building houses gym equipment, alongside an open-fronted wood store and garden shed.

Dairy Farmhouse combines rural tranquility with easy access to Holt and the North Norfolk Coast, making it an ideal family home. Experience the beauty and serenity of estate living at Dairy Farm.





The house is a real home
- solid and dependable.





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

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Melton Constable

A QUAIN AND TRADITIONAL VILLAGE

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.



Note from the Vendor



“The snug is so cosy when the fire is on - its our favourite spot in winter.”



SERVICES CONNECTED

Mains electricity. Private water supply and drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: [///economics.highlight.routine](#)

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SOWERBYS

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