



MEADOW GRANGE

Rustic Charm, Refined Elegance



INTRODUCING MEADOW GRANGE

FIVE METICULOUSLY RENOVATED BARN CONVERSIONS

Nestled in the heart of the quintessential North Norfolk countryside rests a collection of five beautifully renovated brick and flint barns, offering an idyllic retreat just moments from the charming market town of Holt and the captivating coast beyond.

Accessed via a long, sweeping, tree-lined driveway that evokes the elegance of a country estate, this peaceful setting is the perfect place to arrive home to time and time again.

Expertly renovated to the highest standard with an uncompromising specification by seasoned barn developers, B Beales Developers, each barn retains its original character while spaces have been designed and defined for effortless living. Thoughtfully crafted interiors showcase a seamless blend of tradition and innovation, ensuring the perfect environment for both relaxation and social gatherings.

Every barn has been uniquely designed, offering distinct identities, inviting families, retirees, and holidaymakers alike. Community is at the heart of this development, all while ensuring uncompromising privacy for its residents.

B Beales Developers are committed to working with the environment, incorporating energy-efficient solutions such as solar panels, air-source heating, and highly insulated external areas, ensuring a sustainable living experience for years to come.

These exceptional barns represent the very best of modern rural living, where timeless charm meets contemporary luxury in a glorious setting.

DISCOVER A RURAL RETREAT IN NORTH NORFOLK

A HIDDEN GEM TO CALL HOME

Tucked away in the North Norfolk countryside, Baconsthorpe is a charming village rich in history and just a stone's throw from the popular towns of Holt and Sheringham. Known for its striking medieval castle ruins and peaceful rural setting, Baconsthorpe offers a glimpse into Norfolk's past while being ideally located for exploring the region's bustling market towns and scenic coastline.

The village's roots stretch back to Norman times, with its name suggesting ownership by the Bacon family. Archaeological finds indicate even earlier activity, with Roman coins and Bronze Age artefacts discovered in the area. However, its most famous landmark is Baconsthorpe Castle, a 15th-century moated manor house built by the Heydon family. Once a centre for wool production, the castle now stands as an atmospheric ruin managed by English Heritage, offering free entry to visitors year-round. Nearby, St Mary's Church showcases 14th-century architecture with traces of an even older structure, adding to the village's historic charm.

While Baconsthorpe is a peaceful retreat, it benefits from its close proximity to Holt and Sheringham, two of North Norfolk's most beloved destinations. Holt, a picturesque Georgian town, is known for its independent boutiques, galleries, and cafés, as well as the beautiful Holt Country Park - perfect for woodland walks and wildlife spotting - along with the renowned Gresham's School. Sheringham, meanwhile, offers classic seaside charm, with its sandy beach, bustling high street, and the famous North Norfolk Railway, where steam trains travel through breathtaking coastal landscapes. Walkers can enjoy the Norfolk Coast Path, while Sheringham Park, designed by Humphry Repton, provides stunning views, especially when the rhododendrons are in bloom.

Baconsthorpe blends history, countryside tranquillity, and coastal convenience, making it an ideal spot for those looking to explore the best of North Norfolk.





IDYLIC DAYS OUT IN NORTH NORFOLK

COASTAL CHARM & COUNTRYSIDE BLISS

North Norfolk is a place where unspoilt landscapes, charming market towns, and breathtaking coastline come together to create the perfect setting for memorable days out. Whether you're craving a windswept walk along the salt marshes, a leisurely afternoon in a picturesque village, or a taste of local seafood by the harbour, there's something for everyone within easy reach of Baconsthorpe.

A visit to Blakeney is all about embracing nature at its finest. Take a boat trip from Morston Quay to see the famous Blakeney Point seal colony, where these playful creatures bask on the sandbanks. Afterwards, wander through the village's charming streets, stopping for fresh seafood at The White Horse or a cream tea in a cosy café. The coastal paths here are perfect for a refreshing walk, offering sweeping views over the salt marshes and out to sea.

Just a short drive away, Cley-next-the-Sea is a dream for birdwatchers and nature enthusiasts. The Norfolk Wildlife Trust Reserve is a must-visit, with its network of boardwalks leading through reedbeds, offering a front-row seat to North Norfolk's incredible birdlife. Round off your visit with a stop at Cley Windmill for afternoon tea with a view.

Nestled between Sheringham and Blakeney, Weybourne is a picture-perfect village where rolling fields meet the sea. Take a peaceful stroll along the pebbled beach, or explore the ruins of Weybourne Priory for a glimpse into the past. The Ship Inn is a fantastic spot to enjoy a hearty meal by the fire after a day of exploring.

For a day filled with history and grandeur, head to Blickling Estate, the birthplace of Anne Boleyn. Managed by the National Trust, this magnificent Jacobean house is surrounded by stunning gardens and parkland, perfect for a scenic walk. Nearby Aylsham offers a lovely mix of traditional shops, delis, and cosy pubs, making it a great stop for lunch before heading home.





SITE PLAN



MEADOW GRANGE



PLOT 2 - THE CLOVER

End Barn | En-Suite Principal Bedroom
Open-Plan Living | Utility Room
South-Facing Courtyard Garden | Single Storey



Behind this beautifully timber-clad, single-storey home, The Clover is a wonderfully versatile, open-plan layout - ideal for entertaining friends and family. With accommodation at either end of the home, guests can enjoy time together in the central hub while retiring to their private spaces as the day draws to a close.

Complete with sliding patio doors opening onto the glorious, south-facing courtyard garden, on a warm summer's day, it'll be difficult to resist extending your living space into this inviting outdoor haven, or dining alfresco via the french doors off the kitchen.

GROUND FLOOR

Kitchen/Sitting/Dining Room
35'3" x 12'9" (10.74m x 3.89m)

Bedroom 1

12'9" x 10'5" (3.89m x 3.16m)

Bedroom 2

14'0" x 10'8" (4.27m x 3.25m)

Approximate Floor Area
1,022 sq. ft (94.92 sq. m)



PLOT 3 - THE POPPY

En-Suite Principal Bedroom | Open-Plan Living
Utility Room | Single Storey
Large South-Facing Courtyard Garden



Set on a generous courtyard plot, The Poppy presents a spacious, open-plan living space and ample accommodation in a separate wing. Slide open the patio doors from the living space onto the large, south-facing courtyard garden, offering space to host friends and family for a balmy summer's evening.

This barn is waiting to be filled with fun and laughter as dinner is prepared in the large kitchen, complete with a central island and second set of sliding doors to the courtyard.

GROUND FLOOR

Kitchen/Dining/Sitting Room
33'10" x 19'3" (10.32m x 5.86m)

Bedroom 1

14'1" x 12'7" (4.28m x 3.83m)

Bedroom 2

15'3" x 14'7" (4.64m x 4.45m)

Bedroom 3/Study

13'6" x 9'11" (4.12m x 3.03m)

Approximate Floor Area
1,680 sq. ft (156.11 sq. m)



GROUND FLOOR

FIRST FLOOR

PLOT 4 - THE MAYFLOWER

Principal Bedroom Dressing Area & Juliet Balcony
Impressive Open-Plan Living | Utility Room
Two En-Suite Bedrooms | Cart Lodge
Large South-Facing Garden | Two Storeys



As part of the collection of two-storey homes at Meadow Grange, The Mayflower offers the largest garden—ideal for a family or those with a keen eye for gardening.

Brilliantly versatile, the heart of this home is the main open-plan living area, seamlessly connected to the impressive outdoor space. Offering four delightful bedrooms, one of which is located on the ground floor, it provides a private retreat for guests to enjoy.

The wide Juliet balcony to the principal bedroom adds to the idyllic charm of this home, enjoy the dramas of the North Norfolk skies from the comfort of your room.



PLOT 5 - THE WILLOW

En-Suite Principal Bedroom & Dressing Area
Study & Utility Room | Cart Lodge
South-Facing Garden | Two Storey



A quintessential North Norfolk brick and flint barn conversion, The Willow effortlessly blends traditional character with modern comfort. Thoughtfully designed with spaces to gather or retreat for quiet moments, this home offers the best of both worlds.

The inviting sitting room sits at the centre of the home, leading to further separate spaces, including a wonderful connection to the south-facing garden beyond.

Whether it's a warm summer's day or a cosy, moody winter's evening, every season can be enjoyed and appreciated in this perfectly balanced home.



GROUND FLOOR

FIRST FLOOR

PLOT 6 - THE BARLEY

Two En-Suite Bedrooms
Separate Reception Room & Study
Utility Room | Ground Floor Bedroom
Ground Floor Shower Room | Cart Lodge
South-Facing Garden | Two Storey

3 | 5 | 4

GROUND FLOOR

Sitting Room
21'0" x 18'3" (6.41m x 5.57m)
Dining Area
20'0" x 8'8" (6.09m x 2.65m)
Kitchen
15'11" x 13'0" (4.86m x 3.96m)
Bedroom 3
16'0" x 11'10" (4.87m x 3.60m)
Sitting Room
15'6" x 13'1" (4.73m x 3.98m)
Study
12'3" x 10'2" (3.73m x 3.09m)

FIRST FLOOR

Bedroom 1
15'0" x 13'0" (4.57m x 3.97m)
Bedroom 2
10'8" x 10'7" (3.24m x 3.23m)
Bedroom 4
12'6" x 9'11" (3.80m x 3.02m)
Bedroom 5
13'1" x 9'11" (4.00m x 3.02m)

Approximate Floor Area
3,245 sq. ft. (301.44 sq. m)

The Barley, the largest of the five barns at Meadow Grange, features a striking façade incorporating an impressive double-height glazed entrance. Offering both a rear south-facing garden and a separate private courtyard, it provides well-defined outdoor spaces that complement and enhance the interiors of this home.

A home designed to welcome friends and family, it offers an abundance of space to effortlessly enjoy extended social visits.

Upon entering, you are struck by the natural light pouring into the entrance hall. Moving through the property, access to the gardens can be enjoyed from almost every ground-floor room.

The architectural splendour continues at the rear of The Barley, where the double-height gable projection adds to the grandeur of this home, along with an opulent Juliet balcony to the principal bedroom.



GROUND FLOOR



FIRST FLOOR



SPECIFICATION

EXCEPTIONAL FINISHES & THOUGHTFUL DETAILS

External

- Traditional brick and flint façade in classic vintage orange
- Traditional reclaimed roof tiles
- Timber facias
- Cedar cladding (Plots 2-3)
- Galvanised silver Lindab guttering and downpipes
- Triple glazed Ali Clad aluminium windows in black
- Wooden external doors
- Aluminium Westcoast patio doors in black
- Tumbled drive set, 3 size brick weave in grey
- Single fixed down lighting
- Wall-mounted post box in black
- Wooden fencing and gates
- Landscaped, turfed lawns with sandstone patio
- Outside tap
- Robotic lawn mower included with Plots 4, 5 & 6

Internal

- Handmade ledge & brace oak doors
- Black wood-burning stoves to sitting rooms (Min 5kw)
- Traditional black ironmongery handles
- White electrical sockets throughout, kitchens are brushed chrome
- Alarm system
- Coir mat wells to front door
- Bespoke fitted wardrobes to the principal bedrooms
- Further fitted wardrobes can be added as an optional extra
- Carpets to reception rooms

- LVT flooring to kitchens, utility rooms^
- LVT flooring to hallways
- Tiled flooring to Bathrooms, WCs and En-Suites
- Carpets to landings and bedrooms

Kitchen

- Quartz worktops^, islands and upstands in white
- Choice of handles to units*
- Double Butler sinks
- 4 in 1 Kettle tap in chrome, enquire to upgrade colour*
- Glass splashbacks where applicable (Plot specific)
- Neff Ovens^
- Elica down draft induction hobs in black
- Integrated Bloomberg fridge/freezers
- Neff Dishwashers
- Wine cooler 300mm in black
- Integrated bins

Bathroom

- Glass shower enclosures
- Wall-mounted showers
- Electric towel rails
- Choice of wall tiles*
- Shaver points
- LED wall mounted mirrors
- Lusso Stone resin baths in white, enquire to upgrade colour*



If any specification details can not be fulfilled subject to supply, equal quality will be provided.
^Upgrade available subject to build stage *Subject to build stage

AGENT'S NOTES: Please note CGI's are for representative purposes, and floor plans are subject to change. Please refer to floor plans for external door configurations.

The farm house has rights to the gates half way down the new private drive. Some internal images are from previous sites and projects of B Beales Developers. Please enquire with the office regarding management charges.

There is a business operation restriction on the property, whilst holiday letting is permitted.

WARRANTIES: David Bullen 6 Year Guarantee. Central Heating, Fenstration and Appliances guaranteed.

SERVICES CONNECTED: Mains water and electric. Solar panels 3.8kw. Drainage via treatment plants - Plots 2 & 3 share a treatment plant with existing building adjacent to plot 2 - agreement in place for access onto neighbouring land.

Grant UK air source heating, underfloor to the ground floor, radiators to first floor of Plots 4, 5 & 6. Fibre Broadband, telephone, satellite, and EV chargers. Energy storage batteries.

LOCATION: What3words: ///blush.musically.roadshow

ENERGY EFFICIENCY RATING: The property will have a SAP assessment carried out as part of building regulations when completed.



THE DEVELOPER

HOMES OF DISTINCTION

B Beales Developers is dedicated to designing and building homes of distinction, creating beautifully crafted living spaces that are both functional and harmonious. With more than 20 years of expertise, the company has built a trusted reputation for delivering high-specification, aspirational homes that complement modern lifestyles. Their commitment to architectural value, craftsmanship, and innovation is reflected in collaborations with leading architects, suppliers, designers, and contractors.

Led by Bradley Beales, whose passion for building began on construction sites alongside his father, the company takes pride in nurturing each project with thought, care, and attention from concept to completion. After completing his bricklaying apprenticeship at 18, Bradley quickly expanded into his own projects, including extensions, renovations, new builds, and barn conversions. His partner, Claire, plays a key role in supporting the business throughout the process. Together, they create distinctive homes with carefully sourced materials that enhance their surroundings, ensuring exceptional quality and individuality.





MEADOW GRANGE

THE STREET, BACONSTHORPE, NR25 6LF



Countryside Living, Reimagined

For all enquiries, contact

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