



2 Bothy Cottages, Melton Constable Hall



## 2 Bothy Cottages, Melton Constable Hall and Park

£1250 PCM

### The Property

A incredibly rare opportunity to live in one of Norfolk's most historical locations. Melton Constable Hall is a Grade I and II\* listed hall designed by Sir Jacob Astley and is surrounded by Capability Brown designed gardens with a deer park, lakes and woodland, dating back to 1290. The property offered for let is a spacious cottage next door to the hall.

### Location

Melton Constable Hall is situated around 1 miles from the village of Melton Constable. This thriving village has excellent main road links and an extensive range of amenities to include a village shop, a renowned butchers, a garage and a primary school. Around 4 miles away is the market town of Holt which has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's public school. The North Norfolk coast is around 4 miles distant with Cley, Blakeney and Morston within easy reach. The city of Norwich is 20 miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to various destinations via Schipol.

### Directions

Leave Holt via the Norwich Road. On the outskirts of the town turn right at the signpost for Hunworth and Quarry. Proceed through Hunworth and after around 2 miles you will enter Briston. At the crossroads turn right and proceed through the village of Melton Constable. After leaving the village continue for around 1 mile and turn left at the first cross roads sign posted to Dereham. After around half a mile turn into Swanton Gate House. Proceed for around 1/4 of a mile and then bear around to the right and stop at the gates which lead to the hall and park.

### 2 Bothy Cottage

#### Entrance Hall

Radiator, stairs to first floor, pamment floor.

#### Cloakroom

Wc, pedestal washbasin, heated towel rail.

#### Rear Hall

Pamment floor, radiator, walk in store cupboard, door to rear garden.

#### Sitting Room (11'10 x 11'8)

Radiator, telephone point, wooden floor.

#### Kitchen (10'7 x 5'10)

Range of base units with working surfaces over, inset sink, double oven, plumbing for washing machine and under counter fridge. Radiator, pamment floor, shelved cupboard, boiler for central heating and hot water.

#### Dining Room (14'7 x 8'10)

Radiator, wooden floor.

#### First floor landing

Radiator.

#### Bedroom 1 (16'4 x 13'4)

Two radiators, television point. Views over the gardens

#### Bedroom 2 (16'4 x 12'7)

Two radiators, television point. Views over the gardens

#### Bathroom

Panelled bath with shower over, wc, pedestal wash basin, heated towel rail, fitted cupboard.

### Curtilage

The property enjoys private secure parking within an enclosed courtyard adjoining the hall. The property has a raised decking area to the rear and a small garden. Keen gardener's may have access to the walled garden of the hall. The tenants do have access to the park and grounds subject to obeying some rules.

### General Information

**Rent:** £1250 per calendar month payable in advance. This includes heating, hot water and water/sewerage costs

**Type of let:** Assured shorthold tenancy

**Damage Deposit:** £1442 refunded at the end of the tenancy if no claim is justified.

**Services:** The tenants will be responsible for all services and council tax.

**References required:** Bank, employment and present or previous landlord. We also carry out a credit check.

**Fees:** There will be a £250 holding deposit, this will be refunded from the first month's rent.

**Restrictions:** Potential tenants must view the interior of this property prior to submitting an application.

**Availability:** This property is available from 1st August 2025.

**Term of tenancy:** Long term let: Initially 12 months.

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

**Viewing:** Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

**Ref:** H313362L.

### Important notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

Independent Estate Agents

**Pointens**

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | [enquiries@pointens.co.uk](mailto:enquiries@pointens.co.uk)