



Introducing
Melton Park
Melton Constable

SOWERBYS

This beautiful two double bedroom barn conversion has been thoughtfully finished throughout to a very high standard, offering the best of character features and modern living. The fixtures and fittings are of high quality and the addition of exposed beam work, field views and plenty of natural light combine to offer a truly beautiful rental home.

The living area is open plan by design with stone effect ceramic tiled flooring throughout and a beautiful and comprehensive shaker style kitchen. The living and kitchen space is flooded with natural light with multi aspect windows, along with LED spotlighting throughout. The property has an impressive feeling of space thanks to the vaulted ceilings and has been decorated to a high standard.

The classic yet modern kitchen design has an integral electric oven and hob with splashback and hidden extractor unit. There is additional space for white goods and a large fridge/freezer. The living accommodation is spacious and able to house a dining table and array of furniture as required.

The principal bedroom is supported by a beautiful en-suite shower room with good-sized double shower enclosure and drench style shower head. The en-suite is tiled throughout with a chrome heated towel rail, mirror with LED lighting and vanity sink unit. The principal bedroom is laid with carpeted flooring and again benefits from vaulted ceilings and exposed beam work. The bedroom has multiple power points, a TV point and digital thermostat heating controls in line with the rest of the property. Bedroom two mirrors bedroom one and could easily be the master bedroom in most homes. It has attractive panelling, feature lighting and direct separate access to the family bathroom.

The family bathroom can be cleverly accessed from the main living accommodation and bedroom two. Again, it has fully tiled walls and floor as well as a heated towel rail with drench style shower over the bath in addition to another well-designed vanity sink unit.

Outside there is a generous outside space which will consist of a courtyard patio and gravel garden area with good quality garden shed. The outside space is fully enclosed with stylish iron fencing

and has access to a communal car parking area a short walk from the property. To the front there are uninterrupted field views, and the property is surrounded by the best of Norfolk countryside. Holt is approximately 20 minutes by car, as is Dereham and Fakenham.

MELTON CONSTABLE

Melton Constable is a small village with local shops including a butcher, a general store/post office and a garage. The village also has a primary school and a doctor's surgery. The village is between Holt and Fakenham. Melton Constable was developed in the 1880s as a railway town. It was at the junction of four railway routes crossing Norfolk, and features the robust brick built terraces typical of railway towns of that era. With the closing of the railways the village settled back into its rural and agricultural backdrop. It has two churches, one Norman with grandiose interiors and what has been described as 'the grandest C18 font in Norfolk.' The other is an interesting construction of corrugated iron built in 1903 for the new town and the railway workers. It's a fine piece of practical architecture and has passed the test of time

AGENTS NOTE

Communal unallocated carpark.

£20.00 per month sewage charge.

Quarterly water charges based on usage.

Rural location, situated on a working farm and sawmill.

Due to the proximity to the working farm, no pets or children are permitted.

Calor gas heating, from a communal tank which served eight properties in total but each property is individually metered.

ENERGY EFFICIENCY RATING

E. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3words: massaged.extremely.blushes



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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