



The Corn Mill Melton Park, Melton Constable

SOWERBYS

Set in the heart of the picturesque North Norfolk countryside, this exquisite four-bedroom barn conversion seamlessly combines modern luxury with timeless character.

Thoughtfully designed and finished to an impeccable standard, this home offers a sophisticated yet inviting retreat, perfect for those seeking stylish rural living.

Step inside and be captivated by the expansive open-plan living area, where high vaulted ceilings, exposed beams, and an abundance of natural light create an airy and refined atmosphere. The stunning stone-effect ceramic flooring flows effortlessly throughout, complementing the contemporary Shaker-style kitchen—a space designed for both functionality and style. Integrated appliances, sleek worktops, and a hidden extractor add to the seamless aesthetic, while the charming log burner on a natural brick hearth brings warmth and character to the space.

The principal bedroom is a sanctuary of comfort, boasting a walk-in wardrobe and a beautifully appointed en-suite with a luxurious double shower enclosure and drench-style shower head. Bedrooms throughout the home echo the same high-quality finish, with one featuring a Juliet balcony that frames idyllic views of rolling fields. The additional bedrooms are well-proportioned and provide flexible space for family, guests, or a home office.

Designed for modern convenience, the property benefits from LED lighting, underfloor heating, and digital thermostat controls, ensuring effortless comfort year-round. Outside, the stunning rural setting offers a perfect balance of seclusion and accessibility, with the breathtaking North Norfolk coastline and charming market towns just a short drive away.

This is more than just a home—it's a lifestyle of contemporary elegance in an unbeatable countryside location.

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.

AGENT'S NOTE

Photographs taken prior to current tenancy

No Pets or Children due to being located on a working farm and operational sawmill

£20.00 Sewage Charge

Quarterly Water charge based upon usage

Gas central heating provided by Calor gas communal tank and metered individually to each property.

Communal Carpark, Located a Short Walk from the property

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. 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: ///cupboards.talker.bonnet



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