



Woodmans Lodge Melton Park, Melton Constable

SOWERBYS

A fine example of a beautifully finished two-bedroom barn offering exclusive living at the sought-after Melton Park development set within the heart of the stunning North Norfolk countryside. Finished to a high specification and boasting spacious accommodation throughout, it really is the perfect residential home. In brief, the accommodation comprises; two double bedrooms, open plan living accommodation and family bathroom.

Upon entering the property prospective tenants are welcomed straight into the generous size open plan living accommodation. The high specification kitchen area is perfect for food preparation given the abundance of both worktop and cupboard space. The remaining living accommodation is of a great size offering space for a formal dining area as well as any traditional living room furniture. This area within the property is certainly the hub of the home and is the ideal area for entertainment throughout all times of the day.

Both the principal and second bedrooms within the cottage are comfortable double rooms with enough space for all desired furnishings and contents. The high specification family bathroom is inclusive of P shape bath with shower fitting, wash basin, WC and heated towel rail.

The property has been finished to an exceptional standard throughout and still has some of the original features, such as exposed brick walls and wooden beams in the vaulted ceilings. The property has an air source heating system and has underfloor heating throughout. To the front of the barn prospective there is ample parking for two vehicles.

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 NOTES

Air Source Heating

£20.00 per month charged to the tenant for sewage

Quarterly water charge based upon usage

Located on a working farm and sawmill

No pets or children due to the proximity to the farm and sawmill

Photographs taken prior to the current tenancy

COUNCIL TAX

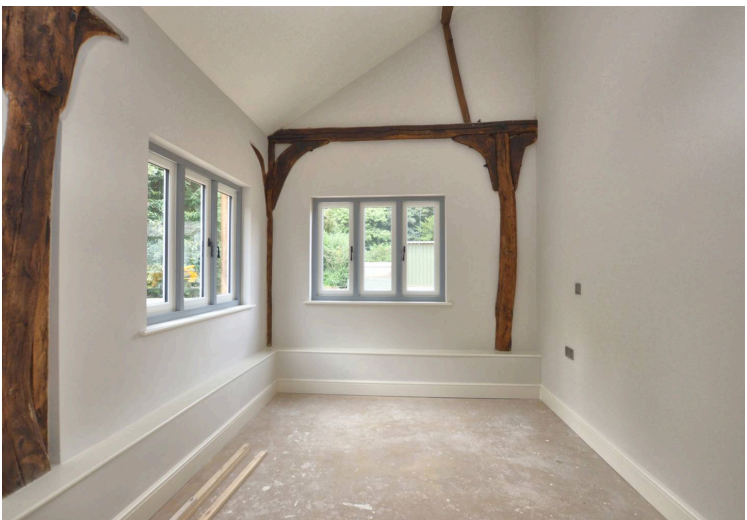
Band C.

ENERGY EFFICIENCY RATING

C 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://www.epcregister.com/> and enter in the reference number.

LOCATION

What3words: ///headings.rainbow.sleeper



SOWERBYS

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