



Introducing
Melton Park, Melton Constable

SOWERBYS

A fine example of a one-bedroom barn offering exclusive living at the sought-after Melton Park development set within the heart of the beautiful North Norfolk countryside. Finished to a high specification and open plan accommodation throughout. In brief accommodation comprises; principal bedroom, open plan living accommodation, separate utility room and bathroom.

Upon entering the property prospective tenants are welcomed straight into the generous sized 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. There is also a separate utility room with additional cupboard and worktop space.

Accessible via the open plan living accommodation prospective tenants will find the principal bedroom and family bathroom within the barn. The principal bedroom is of a double size and boasts enough space for all desired contents and furnishings. The high specification bathroom is complete with shower cubicle, bath, heated towel rail, wash basin and WC.

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

Private Sewage System: £20 per month payable by the tenants.

Private Water System: Water readings to be provided quarterly to the agent, who will then bill accordingly based on usage.

Oil Underfloor Heating: The agent will provide quarterly bills to the tenant based on usage.

Property Location: Due to the proximity of the property to the working farmyard and sawmill, no pets or children can be permitted to reside in the property.

Parking: Communal Carpark, roughly 200m walk from the property.

Photographs taken prior to current tenancy.

COUNCIL TAX

Band A.

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

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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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
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