



DEVLIN
DEVELOPMENTS

PITT FARM

BACONSTHORPE, NORFOLK



warners
NEW HOMES

BROWN & C²

A superior development of three, new, Norfolk homes by renowned local construction expert Devlin Developments Ltd.

Devlin Developments is a highly regarded bespoke developer known for creating exceptional homes that seamlessly blend contemporary design with practical, family-friendly living. Each property is thoughtfully designed with the homeowner in mind, maximizing space, natural light, and functionality while maintaining a warm, inviting atmosphere.

With sustainability at its core, Devlin is committed to building smarter, energy-efficient homes that respect the environment. Every project is a step towards net-zero carbon emissions, both in construction and throughout the property's lifespan. By integrating cutting-edge materials and forward-thinking design, Devlin ensures each home is as efficient as it is elegant.

Craftsmanship is paramount. Working with a team of skilled tradesmen, Devlin Developments guarantees an unparalleled standard of construction and finish. No two homes are the same—each is carefully tailored to suit modern lifestyles, resulting in distinctive, high-quality properties that stand apart. Every detail is meticulously considered, ensuring that a Devlin home is not just a place to live, but a place to aspire to.



Baconsthorpe, Norfolk

Nestled in the heart of the Norfolk countryside, Baconsthorpe is a charming village steeped in history and rural beauty. At its heart lies the striking ruins of Baconsthorpe Castle, a 15th-century fortified manor house that tells the story of Norfolk's medieval past, offering a picturesque glimpse into the region's heritage.

Just a short drive away is Holt, a thriving Georgian market town renowned for its independent boutiques, art galleries, and excellent dining scene. A true destination town, Holt combines timeless elegance with a vibrant community atmosphere, making it a sought-after location for shopping, culture, and leisure.

Baconsthorpe also benefits from easy access to the stunning North Norfolk Coast, an Area of Outstanding Natural Beauty famed for its unspoiled beaches, salt marshes, and nature reserves. Whether it's coastal walks, sailing, or exploring charming seaside villages, this stretch of coastline offers endless opportunities for relaxation and adventure.

For those needing connections beyond Norfolk, the nearby train line provides convenient access to Norwich and London, making rural living effortlessly linked to city life. Golf enthusiasts are well catered for too, with several excellent courses in the area, offering both scenic fairways and challenging play.

Combining history, natural beauty, and excellent amenities, Baconsthorpe offers an idyllic setting with the best of Norfolk on its doorstep.

The Development

Pitt Farm features three, new, barn style dwellings positioned adjacent to a select collection of six barn conversions, these homes offer an exceptional specification with each property benefitting from a double open cart lodge for parking.

Inside, these homes showcase character and elegance, featuring vaulted ceilings, exposed oak beams, and wood-burning stoves for a warm, inviting atmosphere. The high-specification kitchens are designed for modern living, complete with boiling water taps, wine coolers, and quartz worktops, blending style with functionality.

Every detail has been carefully considered, with all flooring included, alongside advanced security features such as CCTV and alarm systems. Sustainability is also a priority, with PV panels enhancing energy efficiency.

Externally, these homes are built to the highest standards, incorporating traditional hand-crafted flint and premium materials, ensuring they blend seamlessly into their beautiful Norfolk surroundings.



GENERAL SPECIFICATION

Kitchen

- Handmade kitchen
- Choice of Quartz work surfaces*
- Choice of colour to shaker style units*
- Appliances - Neff, Bosch or similar: double oven, hob and extractor, full height fridge and freezer, wine cooler and dishwasher
- Quooker instant hot water tap
- Water softener system

Bathrooms and En-Suites

- Contemporary bathroom fittings
- Grohe showers and taps
- Vanity units*
- Choices of tiles*
- Full tiling to showers / half tiling the rest of the room
- Heated towel rails
- Choice of porcelain, limestone or LVT flooring*

Internal

- Choice of porcelain, limestone or LVT flooring to: kitchen diner areas, utility and hallway*
- Choice of carpet to rest*
- Fitted wardrobes to master bedroom
- CCTV and alarm system
- TV, sky and data points to each room
- Underfloor heating (zoned to individual rooms)
- Oak finished internal doors

- LED downlights throughout
- Woodburning stoves

External

- Brick and flint
- UPVC agate grey double-glazed windows
- Pearl cement board cladding
- Lindab guttering
- External lighting
- Close board Willow fencing between plots to rear gardens
- Estate fencing to front gardens
- Turfed front and rear gardens
- Shrubs and Planting
- Indian sandstone patio area
- Shingle roadway
- Outside tap front and back
- Outside power socket
- 2.5-4kw PV Panels**
- Battery storage included
- Willow Fencing

Services

- Air source heating system
- Mains water
- Treatment plant
- Full fibre to premises

Warranty

David Bullen 6-year CML certificate

EPC

Predicted 'B' rating

Agents Note

Devlin Developments offer a programme of continuous improvement and specifications are offered as a guide only. Internal and external design and finish, including fixtures and fittings are subject to change without prior notice to the agent and interested parties are advised to check at the time of viewing.

Health & Safety

The properties, whilst under construction, are on a working building site and under no circumstances are interested parties to visit the site without an appointment, entry will be refused. Any unattended access is strictly forbidden.

Viewers should be careful and vigilant whilst on the property, suitable footwear should be worn when viewing. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

*Disclaimer – Items indicated by * denoting choices are subject to stage of build and may carry costs in addition to guide price.

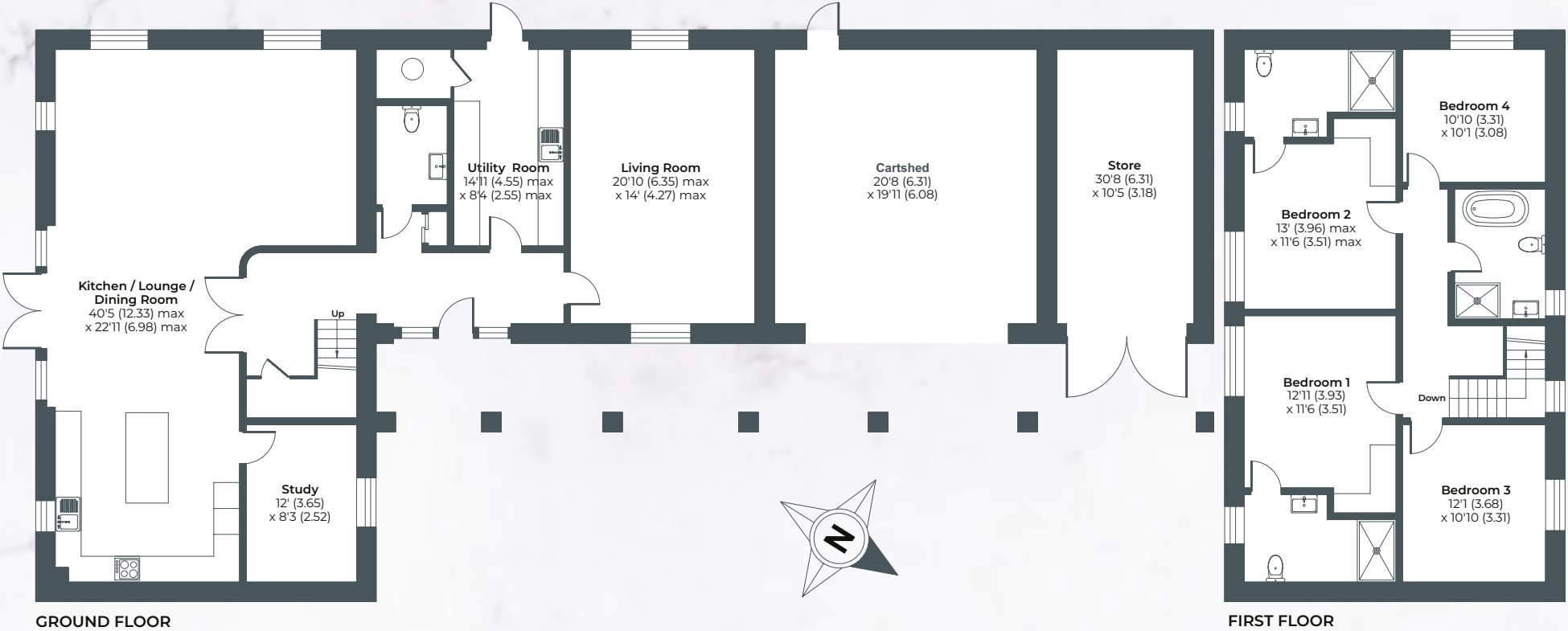
** Size may vary according to roof space available. Battery storage included.



PLOT 1

Approximate Area = 2416 sq ft / 224.5 sq m
Cartshed = 414 sq ft / 38.4 sq m
Store = 224 sq ft / 20.8 sq m
Total = 3054 sq ft / 283.7 sq m

For identification only - Not to scale





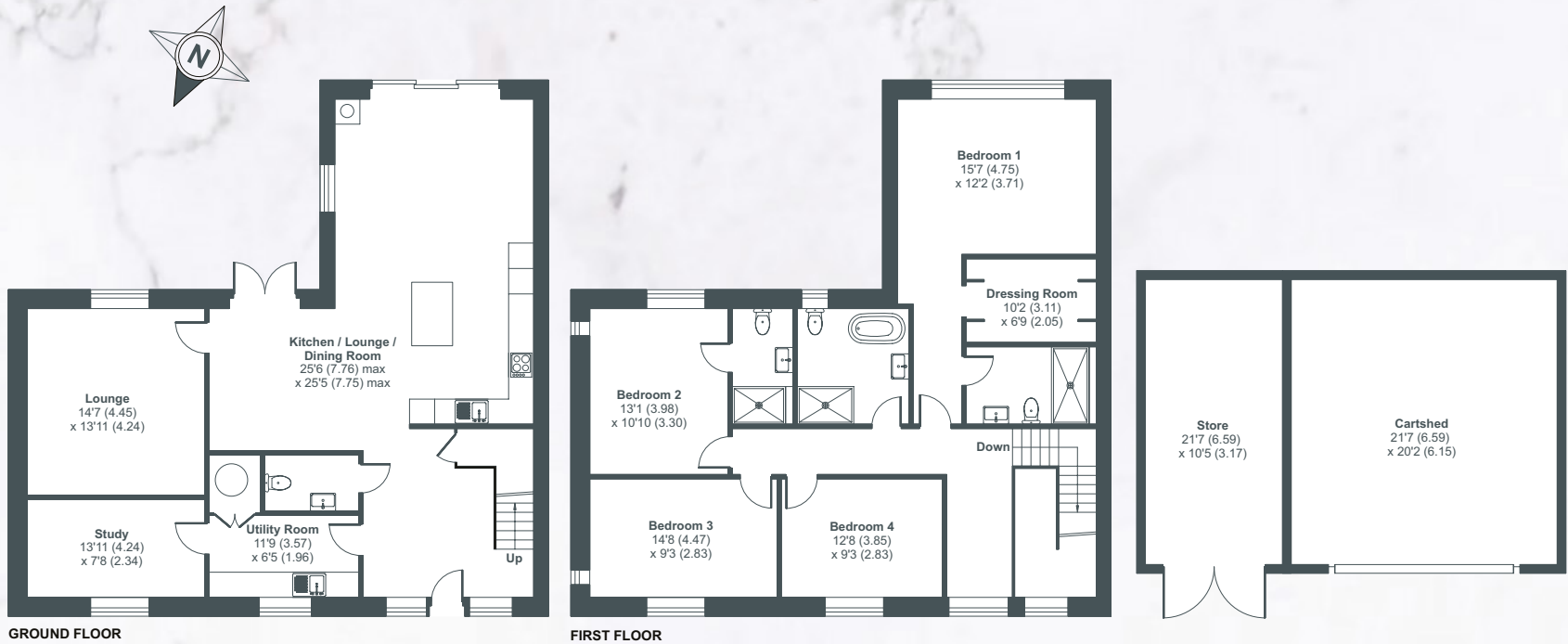
PLOT 2

Approximate Area = 2282 sq ft / 212 sq m

Cartshed = 519 sq ft / 48.24 sq m

Store = 240.2 sq ft / 22.3 sq m

For identification only - Not to scale

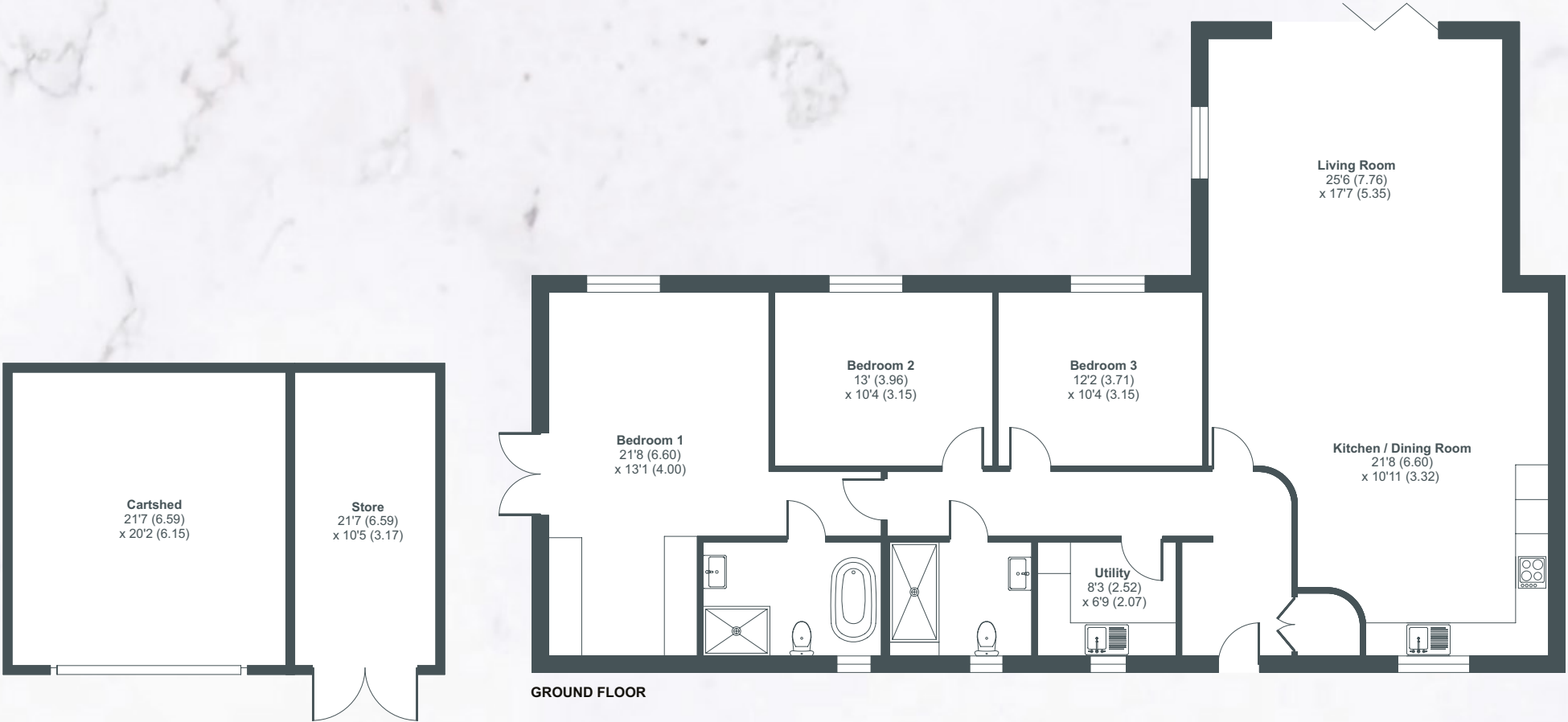




PLOT 3

Approximate Area = 1555 sq ft / 144.4 sq m
Cartshed = 519 sq ft / 48.2 sq m
Store = 240 sq ft / 22.3 sq m

For identification only - Not to scale





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