



DEVLIN
DEVELOPMENTS

THE OLD FARMYARD

BACONSTHORPE, NORFOLK



warners
NEW HOMES

BROWN & C²

A superior development of five Norfolk homes in a stunning rural location, 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.

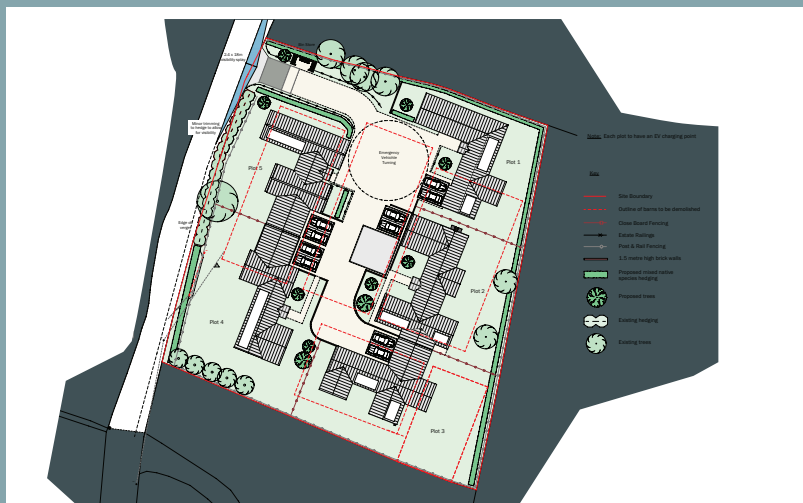
Combining history, natural beauty, and excellent amenities, Baconsthorpe offers an idyllic setting with the best of Norfolk on its doorstep.

The Development

The Old Farmyard is an exceptional collection of five individually designed, single-storey barn-style homes, set in a peaceful and picturesque rural location in North Norfolk close to Holt. Offering uninterrupted views across gently rolling countryside, and with no passing traffic—only the occasional walker heading to nearby Baconsthorpe Castle—this is a setting few developments can rival.

Each three-bedroom home features a varying layout but shares a common thread of quality and style. Vaulted ceilings, open-plan living spaces, exposed oak beams and wood-burning stoves create interiors full of character, space and natural light. Bespoke kitchens come complete with quartz worktops, boiling water taps, wine coolers and integrated appliances—designed for both everyday living and entertaining in style. Internal layouts been designed to ensure that the properties flow seamlessly and with underfloor heating, high-quality flooring throughout, advanced security systems, and energy-efficient PV panels with battery storage they perform efficiently.

Externally, the homes are built using traditional flint and premium materials that reflect the area's rural heritage to the exceptional standard Devlin Developments are known for. Each property benefits from a garaging or open cart lodge, landscaped gardens and thoughtfully positioned plots to make the most of the stunning 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
- 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

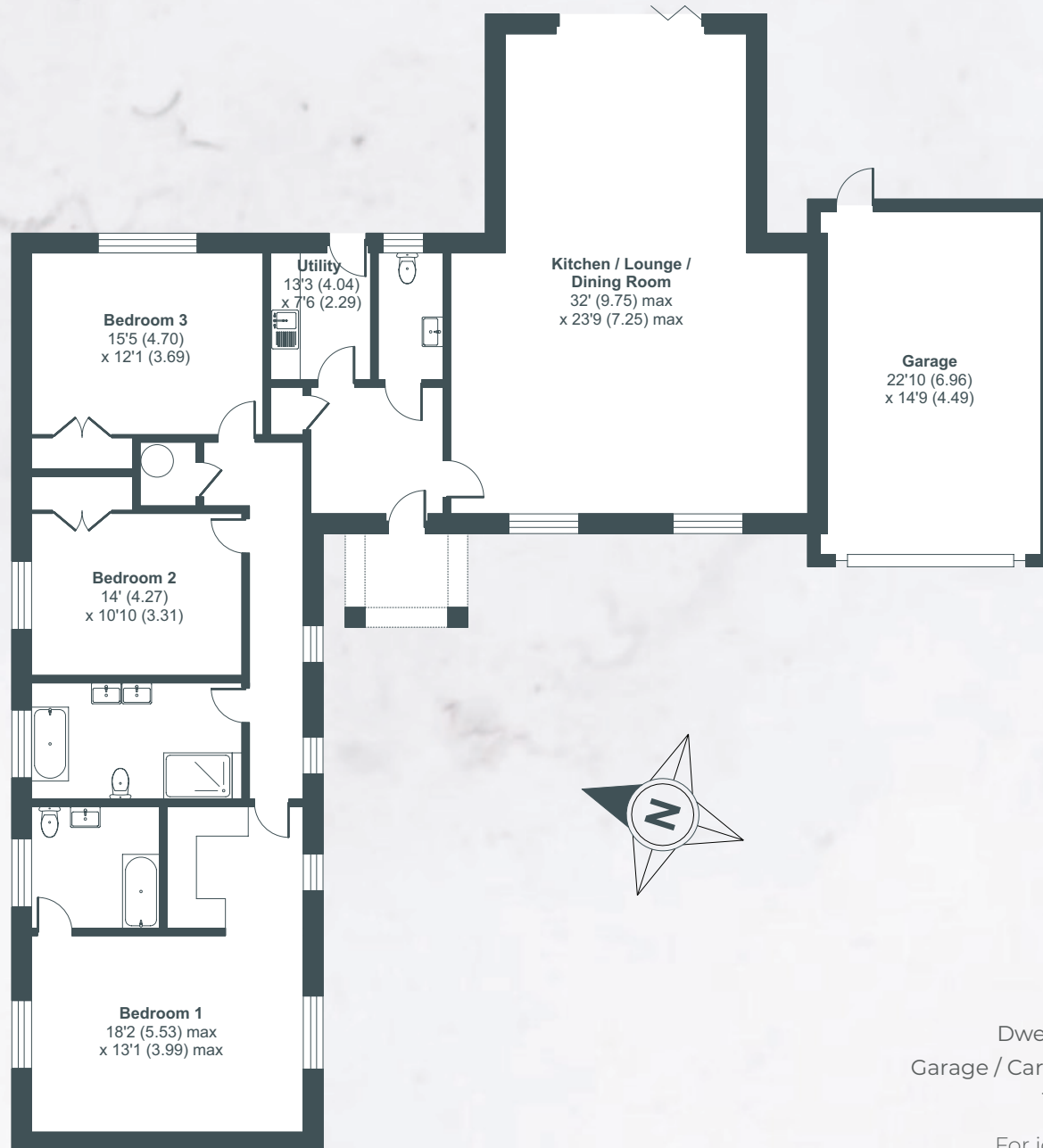
The properties, whilst under construction, are on a working building site and under no circumstances are interested parties to visit the site without an appointment, entry will be refused. Any unattended access is strictly forbidden.

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:

Dwelling = 170.4 sq m / 1834.19 sq ft

Garage / Cart Shed = 31.9 sq m / 343.37 sq ft

Total = 202.3 sq m / 2117.56 sq ft

For identification only - Not to scale



PLOT 2

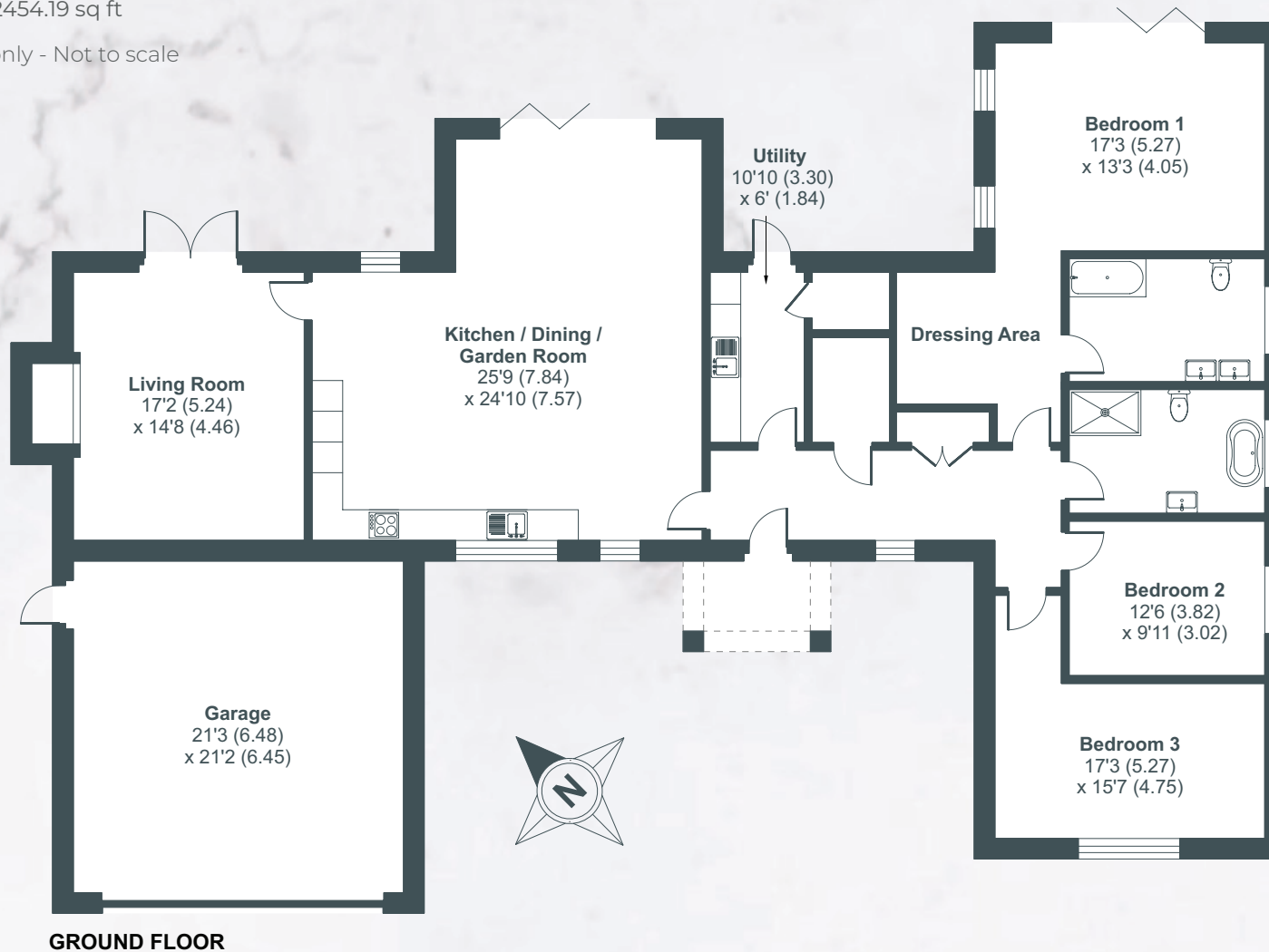
Approximate Area:

Dwelling = 185.7 sq m / 1998.87 sq ft

Garage / Cart Shed = 42.3 sq m / 455.32 sq ft

Total = 228 sq m / 2454.19 sq ft

For identification only - Not to scale





PLOT 3

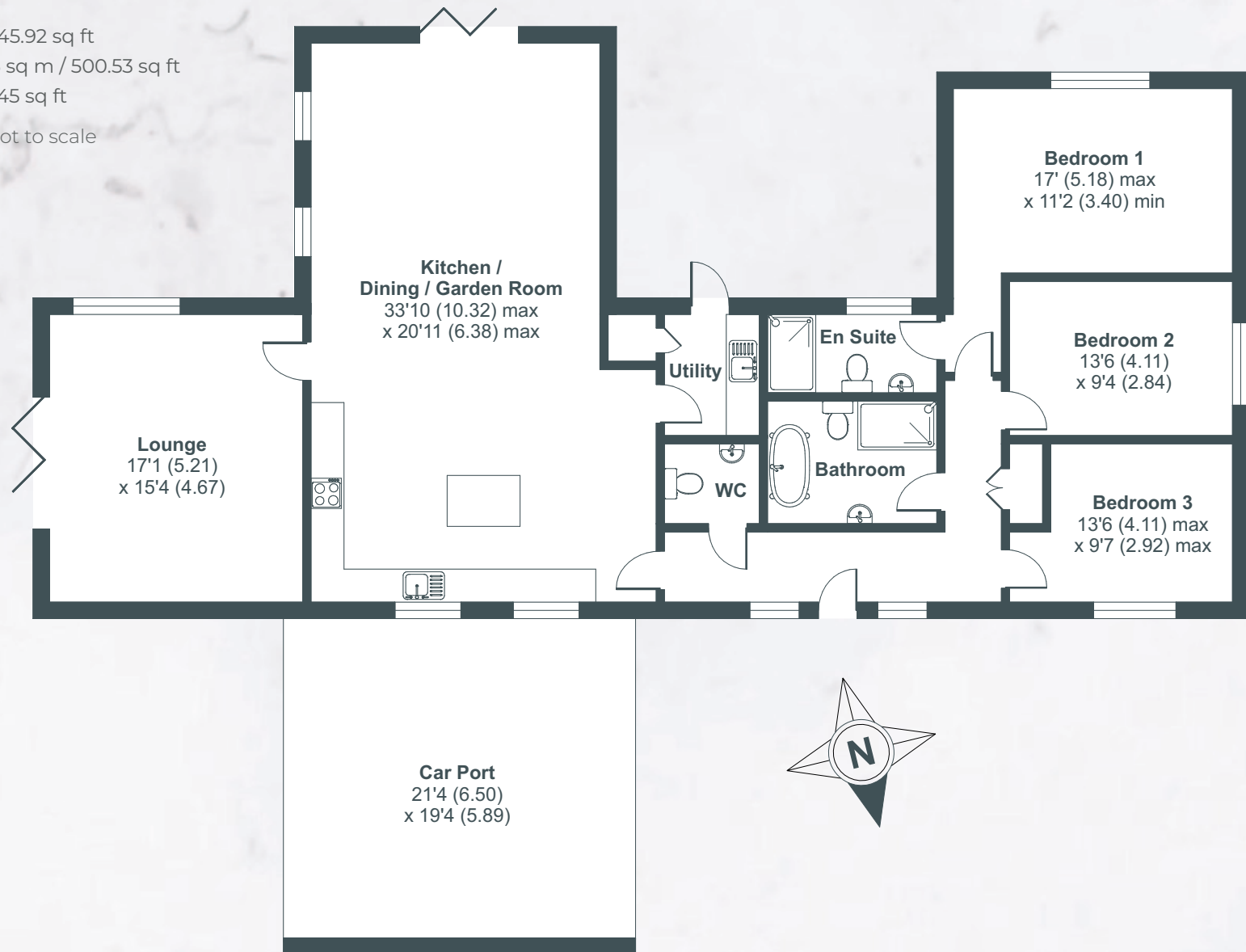
Approximate Area:

Dwelling = 162.2 sq m / 1745.92 sq ft

Garage / Cart Shed = 46.5 sq m / 500.53 sq ft

Total = 208.7 sq m / 2246.45 sq ft

For identification only - Not to scale





PLOT 4

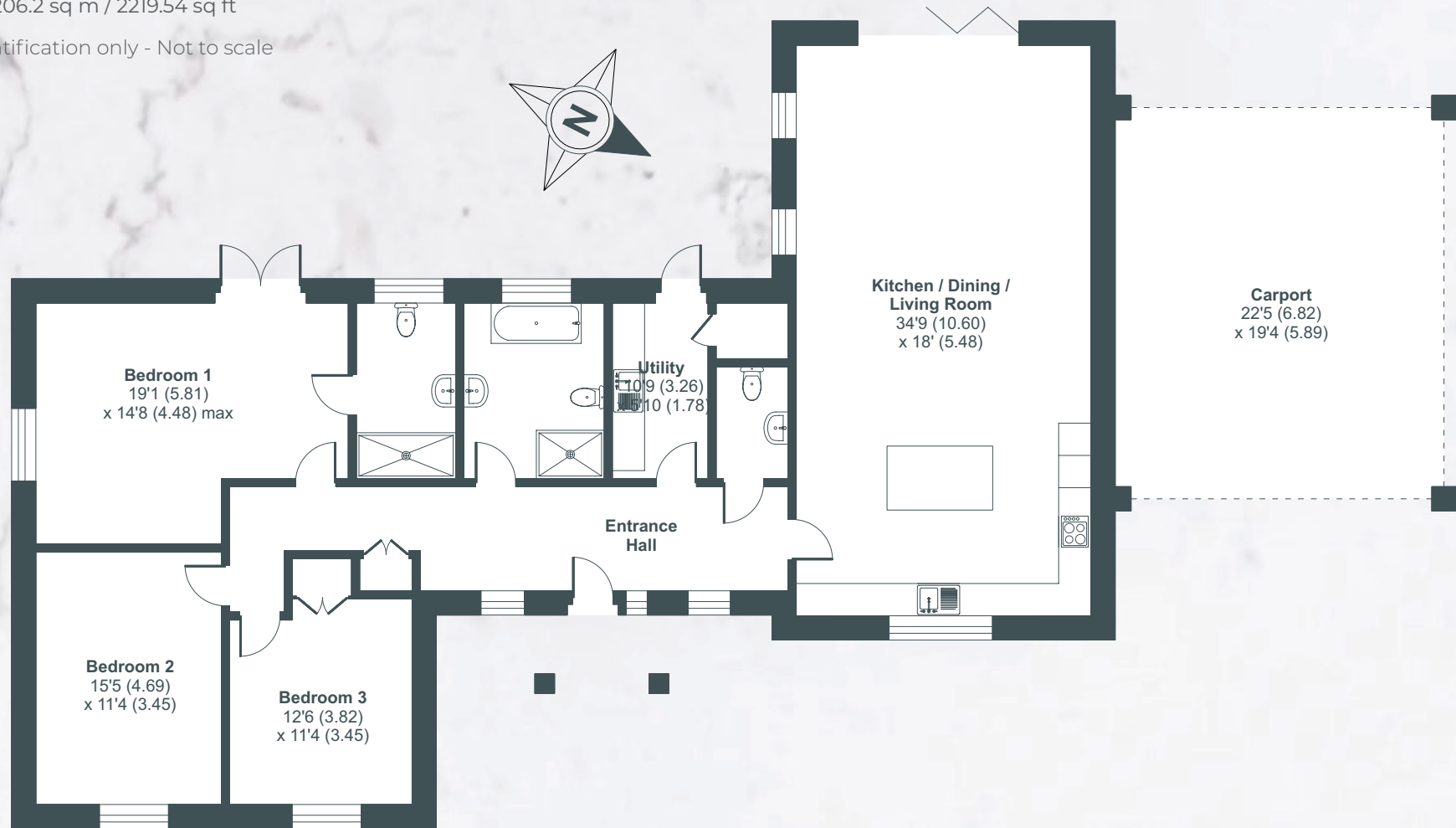
Approximate Area:

Dwelling = 159.7 sq m / 1719.01 sq ft

Garage / Cart Shed = 46.5 sq m / 500.53 sq ft

Total = 206.2 sq m / 2219.54 sq ft

For identification only - Not to scale





PLOT 5

Approximate Area:

Dwelling = 179.3 sq m / 1929.99 sq ft

Garage / Cart Shed = 46.5 sq m / 500.53 sq ft

Total = 225.8 sq m / 2430.52 sq ft

For identification only - Not to scale





13 Market Street
Wymondham
Norfolk
NR18 0AJ

01953 550959
newhomes@warnersprop.com
warnersprop.com



Market Chambers
25-26 Tuesday Market Place
Kings Lynn
Norfolk PE30 1JJ

01553 770771
kingslynn@brown-co.com
brown-co.com

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