



BARLEY
COURTYARD

GRANARY HOUSE



INTRODUCING

Granary House

Barley Courtyard, Eastgate Street,
Holme-next-the-Sea, PE36 6LL

Versatile Three-Bedroom Home
Arranged Across Two Floors

Exclusive Barley Courtyard
Development of Just Five Homes

Traditional Norfolk Red Brick with Pantile Roof

Separate Utility Room and Ground-Floor Cloakroom

Separate Sitting Room Opening
Directly to the Garden

Kitchen Handmade by Neptune, Generous Kitchen
with Central Island and Dedicated Seating Area

Ground-Floor Bedroom with En-Suite
Shower Room, First Floor Principal Bedroom
with En-Suite and Built-In Storage

Air Source Heat Pump with Underfloor Heating

Short Walk to Village Pub and Artisan Bakery Close
to Holme's Sandy Beach and North Norfolk Coastline

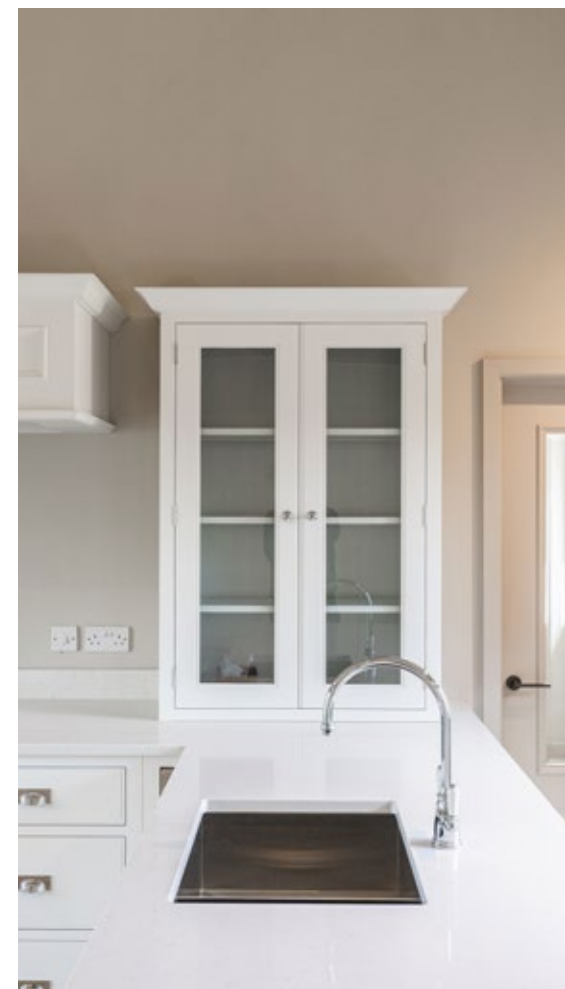
Designed for Full-Time, High-Quality Coastal Living

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Set within the intimate surroundings of Barley Courtyard, Granary House is a handsome three-bedroom home that brings together traditional North Norfolk character and a notably versatile arrangement of accommodation. One of just five homes within this carefully considered development in Holme-next-the-Sea, it has been designed by Millthorne Developments with the emphasis firmly on comfortable, full-time living.

From the outset, the architecture feels entirely appropriate to its setting. Traditional red brick and a pantile roof give the house an established quality, while its position within the courtyard creates an appealing sense of arrival and connection to the small collection around it. The result is a new home that feels sympathetic to its surroundings without attempting to imitate the past.

Inside, one of the real strengths is the way the ground floor offers clearly defined spaces for different parts of everyday life. The kitchen is generous and sociable, arranged around a central island and complemented by a dedicated seating area, creating somewhere that naturally lends itself to conversation as much as cooking. A separate utility room keeps the practicalities neatly contained, while the sitting room sits independently on the opposite side of the house, providing a more relaxed space in which to unwind.

Perhaps most useful is the third bedroom on the ground floor. With its own en-suite shower room, it introduces a level of flexibility not always found in a three-bedroom home, equally suited to guests, multi-generational living or simply providing bedroom accommodation away from the first floor. A separate ground-floor WC completes a layout that has clearly been considered beyond first impressions.

Upstairs, two further bedrooms occupy their own distinct areas. The principal bedroom benefits from a generous en-suite shower room and built-in storage, while the second bedroom is served by the family bathroom. Together with the ground-floor bedroom, the arrangement creates a home that can adapt comfortably as circumstances change.

As throughout Barley Courtyard, the house reflects Millthorne Developments' understanding of this part of Norfolk. The local, family-run developer has established a reputation for craftsmanship, quality of finish and thoughtful detailing, combining traditional design with the comforts expected of a contemporary home.

For those looking to make North Norfolk home, Granary House offers something a little different within Barley Courtyard: three-bedroom accommodation arranged across two floors, excellent flexibility and well-defined living spaces, all within a home intended to be enjoyed as a principal residence throughout the year.





Ground Floor



First Floor

GROUND FLOOR

Kitchen Area
21'11" x 15'9" (6.69m x 4.80m)

Sitting Room
15'9" x 12'2" (4.80m x 3.70m)

Bedroom 3
11'3" x 9'6" (3.43m x 2.89m)

FIRST FLOOR

Master Bedroom
12'4" x 12'1" (3.75m x 3.68m)

Bedroom Two
15'5" x 9'9" (4.70m x 2.96m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ABOUT THE DEVELOPER

Millthorne Developments is a proudly local, family-run business, rooted in the heart of this part of Norfolk, with generations of experience shaping some of the county's most desirable coastal homes.

Widely recognised for their outstanding craftsmanship, impeccable quality of finish, and eye for thoughtful detail, a Millthorne Development home carries a reputation that speaks for itself. Every project reflects a deep understanding of the landscape and character of the North Norfolk coast, blending timeless design with modern comforts.

Their developments are not just houses, but homes of lasting beauty and recognised value — places people are proud to own and delighted to call home.

With a name synonymous with trust, quality, and distinction, Millthorne Developments continues to set the benchmark for coastal living.

Holme-next-the-Sea

SERENE VILLAGE, STUNNING COAST,
RICH HISTORY

A very sought after coastal village, Holme-next-the-Sea has a huge expanse of beach and marshes.

This area makes this quiet village perfect for bird-watching. It also has a very good pub, The White Horse. An ancient ring of timbers discovered on Holme beach after a very low tide is believed to be a ritual burial site dating from Druid times. The Sea-henge, as it is known, has been removed for conservation and is exhibited at Lynn Museum in King's Lynn.

The village is between Old Hunstanton and Thornham on the north Norfolk coast and is a short drive to the amenities in Hunstanton.

Hunstanton was established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Enjoy an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch and putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.



Note from Sowerbys



“Combining traditional design with the comforts expected of a contemporary home.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump, with underfloor heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///slimming.rival.surprised

AGENT'S NOTE

Some images used have been virtually staged to show what the property would look like once furnished and are for representative purposes only.

An annual maintenance charge will be payable, please contact the office for more information.

Internal photos of Miller's Keep used to display quality and finish of build.

The property is within a conservation area.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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