



BARLEY
COURTYARD

MILLER'S KEEP

S

INTRODUCING

Miller's Keep

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

A Single-Storey Property in Barley Courtyard,
a Boutique Development of Just Five Homes

Norfolk Red Brick and Chalk
Façade with Pantile Roof

Open-Plan Living Space with Hand-crafted
Details and a Separate Utility Room

Kitchen Handmade by Neptune with Granite
Worktops and Integrated Neff Appliances

Landscaped Gardens with Silver Birch,
Laurel, and Heavy Woven Willow Fencing

Gravel Driveway and Integrated Garage

Short Walk to Pub, Artisan
Bakery and Coffee Shop

Close to Holme's Wide, Sandy
Beach and Coastline

Designed for Full-Time, High
Quality Coastal Living

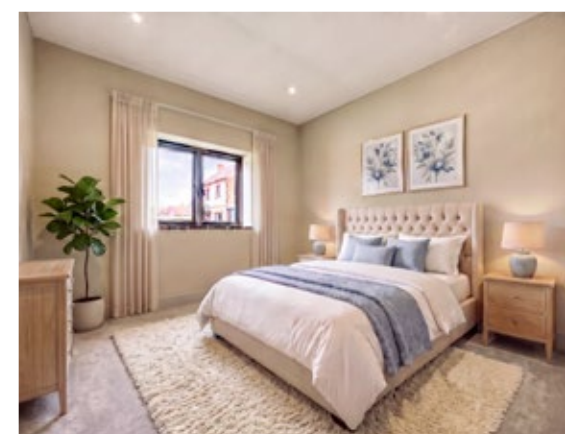
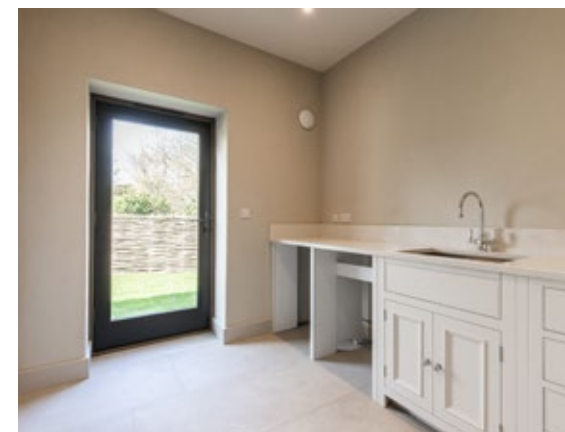
6 Year Professional Consultants Certificate

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Tucked away in the desirable village of Holme-next-the-Sea, Miller's Keep forms part of an exclusive collection of just five homes, and is the only single-storey property within Barley Courtyard. Designed and built by Millthorne Developments, it brings together modern craftsmanship with traditional Norfolk character.

The exterior takes its cues from the local heritage, with a Norfolk red brick and chalk façade beneath a pantile roof, complemented by silver birch planting, laurel hedging and oak-framed planters. The overall feel is calm and considered, with a gravel driveway leading to an integrated garage with an electric door, while the landscaped gardens are framed by a mix of post and rail, close board and heavy woven willow fencing.

Inside, the same attention to detail continues. Lime-washed oak beams sit above the open-plan living space, with engineered lime-washed oak flooring creating a sense of continuity throughout. Traditional float-finished walls and black limestone windowsills add a subtle nod to the home's hand-crafted character.

The kitchen is at the heart of the home, with granite worktops, integrated Neff appliances and a well-considered layout that works equally well for everyday living and entertaining. It's a space designed for gathering, while the utility room and oversized garage provide plenty of practical space, too.

Beyond the doorstep, Miller's Keep offers a lifestyle many seek but few find. A short walk leads you past the White Horse village pub – now home to a welcoming bar, a new artisan bakery and a coffee shop, ideal for mornings spent strolling into the heart of the community. Continue a little further, and the wide, sandy beach opens up, inviting daily visits to a stretch of coastline renowned for its natural beauty and sense of space.

Miller's Keep is more than a coastal retreat — it is designed to be a true primary residence, where the quality of life makes leaving feel unnecessary. With its combination of craftsmanship, location, and ease of living, it offers the rare opportunity to put down roots in one of North Norfolk's most unspoilt villages, and to savour everything that makes life by the coast so special.





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



Miller's Keep

“... thoughtfully designed to blend timeless Norfolk character with modern craftsmanship.”



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

C. Ref:- 0330-3692-0630-2906-0365.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

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. Miller's Keep must be occupied as a primary residence.

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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