



1 Burgh Hall Cottages

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Independent Estate Agents

Pointens





**1 Burgh Hall Cottages, Burgh Pava  
Melton Constable, Norfolk NR24 2PU**

Holt 4 miles, North Norfolk Coast 7 miles,  
Norwich 20 miles

**Spacious semi-detached Grade II listed traditional brick and flint 3 bedroom Victorian cottage pleasantly situated in a small complex of period properties a short stroll from Melton Constable and its many amenities. The property is now in need of re-furnishment.**

**GUIDE PRICE £249,950**



## THE PROPERTY

The property offered for sale is a Grade II listed semi-detached traditional brick and flint Victorian cottage situated in a small development of barns and cottages quietly tucked away in this tiny hamlet a short walking distance from Melton Constable's extensive amenities. Now in need of refurbishment the property presently has accommodation comprising an entrance hall, sitting room, with a wood burner, dining room and a kitchen. A rear hall leads to a pantry and bathroom. On the first floor a landing leads to three bedrooms. The property also has oil fired central heating. Outside is a parking area and there are gardens to the side and rear. There is no onward chain.

## LOCATION

Burgh Pava can be found off the B1110 (Holt to Dereham road) on the outskirts of the village of Melton Constable. This is an attractive hamlet which is unspoilt by new development and situated within a delightful rural area approximately four miles south of Holt. The nearest shops can be found at Melton Constable and they include a co-op general stores, three takeaway shops, an award winning butchers and a doctors surgery which forms part of the Holt Medical Practice. The Georgian town of Holt offers an outstanding range of shops including a first class department store, Budgens supermarket and numerous gift shops and art galleries. The North Norfolk coast is also within easy reach by car at Blakeney giving access to other coastal areas including Cley-next-the-Sea. Morston and Stiffkey. Around twenty miles away is the capital City of Norwich that has excellent rail links to London and international airports via Schipol Amsterdam.

## DIRECTIONS

Leave Holt via the Norwich Road, take the first turning right where signposted to Hunworth. Proceed through the village and upon reaching the cross roads in Briston turn right. Proceed through the village of Melton Constable and upon leaving the village turn right signposted to St Marys Church. After around 25 yards turn right into Burgh Parva Barns, continue round to the left, take the first turning right and then at the end of this road you will find No 1 on your left hand side.

## ACCOMMODATION

### Front door

Leading to:

### Entrance Hall

Radiator, stairs to first floor, tiled floor.

### Sitting Room (14' x 12' double aspect)

Radiator, open fireplace with a wooden surround housing a wood burner. Fitted shelving, wooden floor.

### Dining Room (12' x 12')

Radiator, cupboard housing oil fired boiler for central heating and domestic hot water. Shelved recess.

### Kitchen 16'2 x 8')

Fitted base unit with working surface over, inset sink, wall unit, fitted shelving.

### Rear Hall

Radiator, door to rear garden.

### Walk-in pantry (6'4 x 3'5)

Fitted shelving, plumbing for automatic washing machine.

### Bathroom

Panelled bath with shower over, wc, pedestal wash basin, radiator.

### First floor landing

Leading to:

**Bedroom One (13'8 x 12' double aspect)**

Period cast iron fireplace, radiator.

**Bedroom Two (11'8 x 11')**

Radiator, period cast iron fireplace.

**Bedroom Three (10' x 8')**

Airing cupboard with factory lagged tank.

**Curtilledge**

To the front of the property is an off street shingled and concrete parking area for 2 cars. The gardens to the property are mostly to the side and rear of the property. They are presently uncultivated and have a modern plastic oil tank and a wooden garden shed. All partially enclosed by wooden panelled fencing and hedging.

**General Information**

**Tenure:** Freehold.

**Council Tax Band:** Band B (£1635.06 2026/27)

**Local Authority:** North Norfolk District Council Tel: 01263 513811.

**Services:** Mains, water, electricity and drainage.

**Viewing:** Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH Tel: 01263 711880.

**Ref:** H313488.

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We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

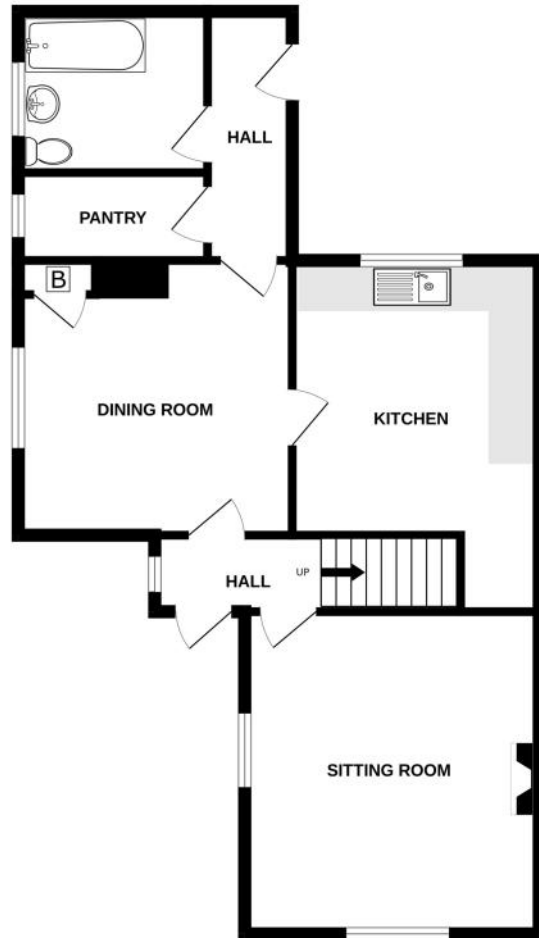
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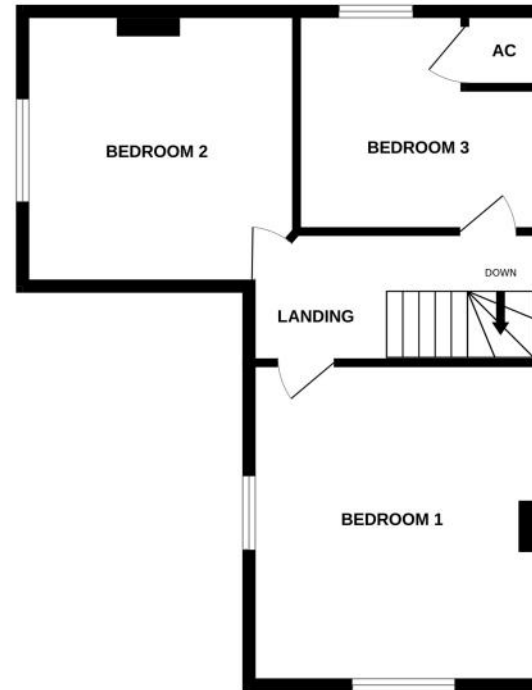




GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1176 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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