



BARLEY
COURTYARD

MALT HOUSE



INTRODUCING

Malt House

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

Three-Bedroom Detached Homes
Linked Only by Their Garages

Exclusive Barley Courtyard
Development of Just Five Homes

Traditional Norfolk Red Brick with Pantile
Roofs, Integral Garages and Private Driveways

Sociable Kitchen Handmade by Neptune

Dining Rooms Opening to the Gardens, Separate
Utility Rooms and Ground-Floor Cloakrooms

Separate Sitting Rooms with
Direct Garden Access

Principal Bedrooms with En-Suite Shower Rooms

Air Source Heat Pumps with Underfloor Heating

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

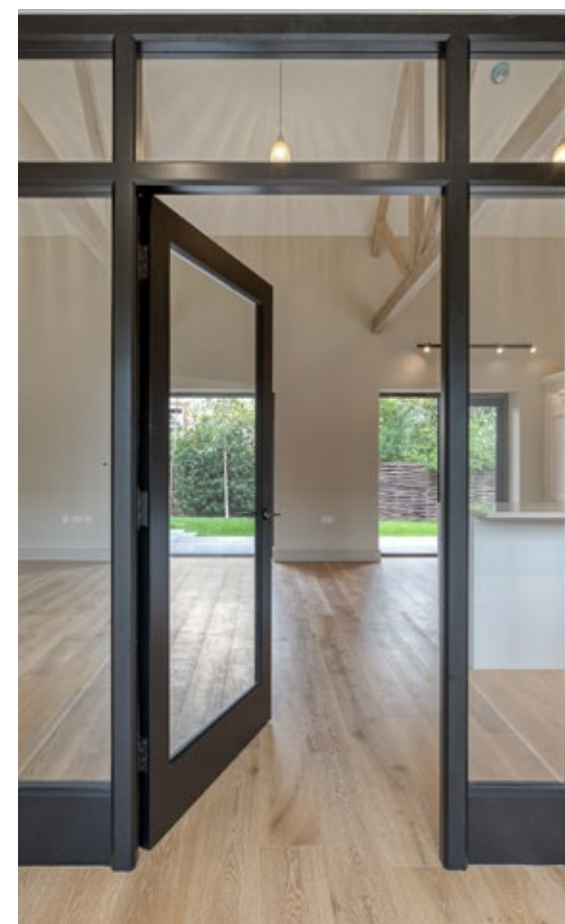
Designed for Full-Time, High-
Quality Coastal Living

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There is something particularly appealing about a small collection of homes where each has been designed to belong. At Barley Courtyard in Holme-next-the-Sea, just five individual properties come together around an attractive shared setting, including a pair of handsome three-bedroom houses by Millthorne Developments.

Traditional in appearance, these homes draw naturally upon their North Norfolk surroundings. Red brick elevations and pantile roofs give them a familiar, established character, while each house is linked to its neighbour only by the garage. It is an arrangement that allows the homes themselves to remain detached, combining a pleasing sense of individuality with the cohesion of the wider courtyard.

Inside, the layout has been planned around the way a home is actually lived in. Rather than placing everything into one large open-plan space, there is a welcome distinction between the principal living areas. The kitchen and dining room provides the sociable heart, centred around an island with space to gather, eat and entertain, while doors open directly onto the garden. Alongside, the separate sitting room offers somewhere quieter to retreat to at the end of the day, again enjoying its own connection outside.

Practicality has been given equal consideration. A separate utility keeps the workings of the home away from the kitchen, while a ground-floor WC and integral garage provide the everyday convenience that becomes increasingly important in a home intended to be enjoyed throughout the year.

Upstairs, the accommodation remains deliberately uncomplicated. Three well-proportioned bedrooms offer flexibility for family life, visiting friends or working from home. The principal bedroom has its own en-suite shower room, complemented by a separate family bathroom serving the remaining bedrooms. It is a straightforward and considered arrangement, with space used where it matters.

Throughout Barley Courtyard, Millthorne Developments has sought to create homes that feel appropriate to their setting rather than simply new within it. A local, family-run developer, their reputation has been shaped by craftsmanship, quality of finish and a longstanding understanding of the character of the North Norfolk coast.

For those looking to make the North Norfolk coast their home, these three-bedroom houses offer an appealing combination of traditional character, modern comfort and considered everyday living. Designed to be occupied as a principal residence, they provide the opportunity to put down roots and enjoy village and coastal life throughout the seasons.





Ground Floor



First Floor

GROUND FLOOR

Kitchen/Dining Room
22'5" x 13'2" (6.83m x 4.02m)

Sitting Room
20'10" x 12'2" (6.36m x 3.70m)

Garage
20'10" x 13'8" (6.36m x 4.16m)

FIRST FLOOR

Bedroom One
13'2" x 10'10" (4.02m x 3.29m)

Bedroom Two
13'3" x 12'2" (4.05m x 3.70m)

Bedroom Three
12'2" x 10'0" (3.70m x 3.06m)

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



Malt House

“Craftsmanship, quality of finish and a longstanding understanding of the character of the North Norfolk coast.”



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

Land & New Homes Specialists

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