



21 Melton Street  
Melton Constable | Norfolk | NR24 2DB

 FINE & COUNTRY

# PERIOD TERRACED CHARM



Built in 1882 as the first street of railway workers' cottages in Melton Constable, this is an attractive Victorian mid-terrace property of considerable character.

The distinctive red brick with grey accent dressings particular to this street alone.

You have an outstanding opportunity to acquire a home that combines genuine Victorian character with thoughtfully modernised living space improved by the current owners with an eye for authenticity and a curated, personal style that gives the house a warmth and soul all of its own.



# KEY FEATURES

- A Charming Victorian Mid-Terrace Home dating from 1882 in the Village of Melton Constable
- Two Bedrooms plus a Versatile Converted Loft Room
- Living Room with Exposed Brick Fireplace
- Kitchen with Vintage Laboratory Counter and Butler Sink
- Dining Room with Roof Lantern & French Windows to Garden
- Ground Floor Bathroom & First Floor Shower Room
- West-Facing Courtyard Garden with Two Seating Terraces
- Outhouse containing New Combination Condenser Gas Boiler
- The Accommodation extends to 1,135sq.ft
- Energy Rating: D

Located within this increasingly sought-after village within easy reach of its everyday amenities, few opportunities of this quality exist within this historically significant and characterful street.

## Railway Heritage

"The village attracted me because of its rich and important railway heritage," the owners said when asked what first drew them to the property. "The railway itself is sadly no longer in existence. However, it was a beating heart in North Norfolk for over a hundred years, which to me gives the village a soul and sense of real community." That sense of history is written into the very brickwork of Melton Street itself. In 1882 it was the first street of railway cottages to be built in the village, "Typically with a somewhat larger foreman's house at either end of the terrace". The main road and side streets of Melton Constable are characterised by red brick Victorian terraced houses – testament to the village's importance as a railway junction – but Melton Street has its own identity: the distinctive red brickwork with grey accent dressings that are particular to this street alone, and which first caught the current owners' eye. The original school building sits on the main road, looking directly into the street, completing a scene that has changed remarkably little in over a century.

## Ticking Every Box

"The downstairs living space had been increased into a very useful space for dining, working, hobbies, sewing – and the wooden staircase and conversion to the spacious loft area was a real bonus, as was having both a downstairs bathroom and upstairs shower room," the owners said, still talking about what first drew them to the property. From many scouting trips of the area they had their sights set firmly on Melton Street at the top end of the village and nearest to the site of the old railway station, and this property fitted the bill. They acquired it in March 2023.

## Improvements & Refinements

"I found exactly what I was looking for, a house in the street which had been sympathetically and carefully extended, but with the scope to update and make my own," the owners said. "And I have invested a lot of 'me' into renovating the bare bones of what was already a very special find."





NORTH NORFOLK

VALENTINE  
les belles  
peintures

# KEY FEATURES

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The improvements they have made are both numerous and considered. In the kitchen, the reclaimed wooden laboratory counter and butler sink, together with cupboard doors remain as existing. They have been further enhanced by the present owners with Spanish porcelain wall tiling, Jim Lawrence ceiling and spotlights, a new Stoves slimline fitted dishwasher and a carefully planned concealed utility area. A handsome new stair runner has been added, along with recently fitted carpets to the first floor. The outhouse has been fitted with a brand-new combination condenser gas boiler. Throughout, original features have been kept and, in many cases, enhanced – the exposed brick fireplace, the period doors and the open-tread loft staircase all speak to an approach that has been sympathetic to the building's age and character. The result is a home that is as comfortable for everyday living as it is faithful to its Victorian origins.

## All Aboard

The new front door opens into a living room that sets the tone immediately: an exposed brick chimney breast rises the full height of the room, a large sash window draws in natural light, original corning and a gilt overmantel mirror combine to give the space a depth of character rarely found in a terrace of this size. "The generous ceiling height throughout adds an airiness to the place," the owners said – and that quality runs through the whole ground floor. Moving beyond the living room, the kitchen is a space of real character and opens into the dining room, the hub of the house and a generously proportioned rear extension with a roof lantern pouring light from above and French windows opening to the courtyard garden. The new Burlington ground-floor bathroom adjoins this space, with a freestanding roll-top bath on chrome feet, rich hardwood-effect flooring and metro tiles with a dark border giving it a warm, unhurried character. The utility outhouse, which houses the new combination condenser boiler and washing machine, is accessed from the courtyard. The staircase, newly dressed with a runner, rises to two bedrooms on the first floor. The principal bedroom has a characterful open-tread timber staircase rising from within the room to the loft above. The first-floor shower room is light and neatly arranged. The second-floor loft conversion has two large Velux windows, exposed roof timbers and light oak flooring, which make this a versatile and appealing space, equally suited as an occasional bedroom, studio or working room.

## So Much To Offer

"Ideal for modern day living with an authentic curated style," the owners noted – and that phrase captures 21 Melton Street well. This is not a house that has been stripped of its character in pursuit of a neutral finish: it has been improved with a confident and personal hand, and the result is a home that has warmth, individuality and a genuine sense of place. The ceiling heights throughout lift what might otherwise feel like a modest terrace into something with real presence.





# KEY FEATURES

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The loft conversion adds a good sized extra room that feels private and special. And the dining room, with its roof lantern and French windows, transforms the ground floor into a space that is far more generous than the exterior might suggest.

## Favourite Spaces

The dining room is the natural heart of the house – a room well used by the owners, with the wonderful feature that the French windows open directly onto the sunny upper terrace of the garden when the weather permits. The loft room, meanwhile, is the kind of space that earns its keep many times over: light-filled, quiet and thoroughly removed from the rest of the house, offering something close to a retreat within the home itself.

## The Outside

The west-facing courtyard garden catches the sun for much of the day and has been thoughtfully laid out to provide two distinct outdoor areas. Directly outside the French windows from the dining room, a sheltered lower patio offers an intimate spot for morning coffee or an evening drink. Steps rise to a larger upper terrace, used primarily for outdoor dining, sunbathing or – as the owners cheerfully note – drying the laundry. Fencing provides good privacy on all sides.

The garden is deliberately low maintenance, with a few well-chosen beds containing white lavender, an apple tree, orange Geum, hellebores, rosemary, white cosmos and orange honeysuckle. A small shed and a covered storage area housing logs are also found here. The outhouse, accessed from the courtyard, provides useful additional space. To the front of the house, a small, enclosed garden behind a timber picket fence provides a pleasant approach to the front door.

## On Leaving

“The special, cosy feel of the house, good neighbours, access to Holt, the beaches for dog walking and swimming, and the very sunny garden,” the owners said when asked what they will miss most.

















# INFORMATION

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## On The Doorstep

Everyday needs in the village are well served: the Co-operative store with a post office keeps late hours, and Rutlands, a renowned award-winning butcher, has long been a destination in its own right. Three takeaways, a village school and two churches complete a picture of a village that functions well for daily life. The village is conveniently connected by bus to the surrounding area. "And we are well situated for ease of access to the road network," the owners said. "Holt is close by, with good access to Fakenham, Norwich and Aylsham, to name but a few. And there is great coastal access to the very many diverse beaches, good hiking and dog walking, and Blickling Hall." Holt offers a particularly good range of independent shops, galleries and cafés alongside the highly popular Byfords restaurant and Gresham's School. Fakenham, Aylsham and Norwich are all readily accessible. Norwich, named the Sunday Times Best Place to Live overall UK winner in 2026, lies approximately to the south-east. The North Norfolk coast is within easy reach, with diverse beaches, excellent hiking and dog walking, seal trips at Blakeney and Morston, all close to hand.

## How Far Is It To?

Holt is approximately five miles to the north, typically reachable in around 12 minutes. Aylsham lies around 10 miles to the south-east and Fakenham approximately 9 miles to the south-west. The North Norfolk coast at Blakeney is around 11 miles, with Sheringham and Cromer a little further along the coast in either direction. Norwich, the regional centre with mainline rail services to Cambridge, Ely and London Liverpool Street (approximately two hours), is around 22 miles to the south-east, typically a journey of 40 minutes by car.

## Directions

From Fakenham, take the A148 northwards for 5.7 miles then turn onto the B1354 as signposted to Melton Constable and follow this for 3.3 miles. On entering Melton Constable, the road becomes Briston Road – turn right in to Melton Street and the property will be found on the right-hand side.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
North Norfolk District Council – Council Tax Band: A  
Freehold

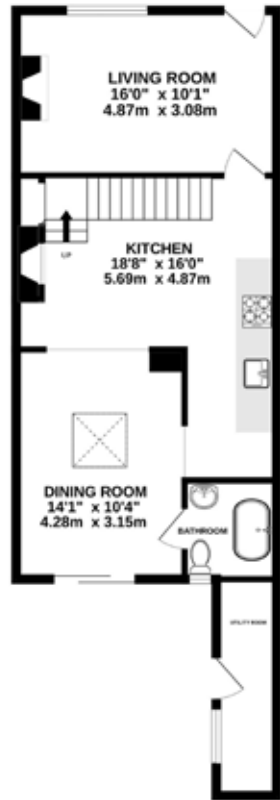
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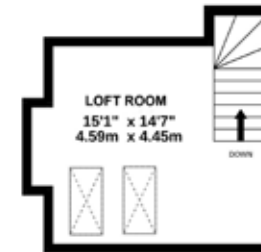
GROUND FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR  
189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

England, Scotland & Wales

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# FINE & COUNTRY

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