



Orchard House, Melton Park







**Orchard House, Melton Constable Park**  
**Melton Constable, Norfolk NR24 2NQ.**  
North Norfolk Heritage Coast 10 miles,  
Holt 6 miles, Norwich 20 miles

A rare opportunity to acquire a substantial spacious detached period home situated in the magical grounds of Melton Constable Park which were originally designed by Capability Brown.

**GUIDE PRICE £950,000**



## The Property

Orchard House is situated in Melton Park, an estate with a Grade I and grade II Listed Hall designed by Sir Jacob Astley and surrounded by Capability Brown gardens with a deer park, lakes and woodland. Formally two Victorian Cottages, the house was modernised in 2005 with under floor heating, oak flooring, a modern kitchen, utility rooms and a larder. A single storey with an oak façade was added to the east elevation and a family room, office and garden/play room west added to the west elevation. The bedrooms have en-suite facilities and two of the children's rooms have retractable ladders to carpeted attic play rooms. Outside, there are extensive grounds surrounding the property.

### Location

Melton Constable Hall is Grade 1 listed country house in the parish of Melton Constable. The hall is regarded as the finest specimen of the Christopher Wren style of house. Constructed between 1664 and 1670 for the Astley family, Melton Constable Park was designed by Capability Brown in 1764–69; it has a church, temple, a deer park and various follies. The village of Melton Constable is a thriving village with excellent main road links and an extensive range of amenities to include a village shop, a renowned butchers, a garage and a primary school. Around 4 miles away is the market town of Holt which has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's public school. The North Norfolk coast is around 4 miles distant with Cley, Blakeney and Morston within easy reach. The city of Norwich is 20 miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to various destinations via Schipol.

### Directions

Leave Holt via the Norwich Road. At the roundabout take the third exit onto the B1110 to Dereham. Proceed through the villages of Thornage and Bringham. At the crossroads proceed straight over and after around a quarter of a turn left through ornate gates into Melton Constable Hall. Take the first right hand turning between the two lakes. Continue into the trees and Orchard House will then be found in front of you.

## The Accommodation

The accommodation comprises: -

### Entrance Lobby

With dado rail and door to -

### Entrance Hall

With solid oak flooring, dado rail and radiator. Staircase to first floor.

### Cloakroom

Low level W.C., washbasin. Dado rail and solid oak floorboards.

### Sitting Room (13'4 x 12'4 into bay)

Open fireplace with sandstone surround, slate hearth and fitted wood burner. Dado rail. Oak floor with underfloor heating. Television and telephone points.

### Rear Hall

Dado rail, fitted cupboard, pamment tiled floor. Door to outside.

### Side Hall

Fitted cupboard, door to outside.

### Study/Bedroom Five (15'9 x 9'3)

Solid oak floor with underfloor heating. Half panelled walls.

### Bathroom

Panelled bath with mixer tap and shower, pedestal washbasin, wc.

### Utility Area

Travertine marble floor with underfloor heating. Extensive fitted cupboards. Plumbing for washing machine and tumble drier. Door to outside.

### **Kitchen/Breakfast Room (16'8 x 14'5)**

Shaker style base units with work surfaces over. Inset Butler sink with mixer tap over. Central island, granite worktops. Oil fired Aga. Double oven. Pamment tiles. Radiator. Space for American style fridge/freezer.

### **Second kitchen/utility (10' 5'6 double aspect)**

Range of Shaker style base units with granite working surfaces over. Inset one and half bowl sink with mixer tap. Neff double oven. Integrated 4 ring electric hob with granite splashbacks. French antique pamment tiled flooring. Walk-in pantry with shelving, walk-in storage cupboard. Travertine marble floor and part tiled walls.

### **Dining Room (20'10 x 11'6)**

Wooden floor with underfloor heating. Dado rail. Open fireplace with slate hearth and fitted wood burner.

### **Side Lobby**

Vaulted ceiling. Stable door to outside. Oak floor with underfloor heating.

### **Reception/Family Room (19'8 x 12;10)**

Vaulted ceiling, open fireplace with pamment hearth housing a wood burner. Oak floor with underfloor heating.

### **Office (7'10 x 7')**

Oak floor with underfloor heating.

### **Garden Room (18'5 x 12'1)**

Windows overlooking the garden towards the deer park. Vaulted ceiling.

### **First Floor**

**Landing**, leading to -

### **Bedroom One (14'4 x 12'5)**

Window with views toward the deer park. Fitted wardrobes and built in drawers. Floorboards.

### **En suite**

Pedestal washbasin, W.C., bath with mixer tap and overhead shower and hand shower attachment. Heated towel rail.

### **Bedroom Two (13'9 x 11'7)**

Retractable staircase giving access to -

### **Attic Playroom (21'4 x 7'4)**

Two Velux windows, two wall mounted electric heaters. Low level eaves storage cupboard.

### **En suite to Bedroom Two**

Pedestal washbasin, low level W.C., panelled bath with shower screen, mixer tap and tiled surround. Heated towel rail.

### **Bedroom Three (14'4 x 8'3)**

Pine stripped floorboards. Retractable ladder with access to -

### **Attic Playroom (9'9 x 8'10)**

Velux window. Wall mounted electric heater.

### **En suite to Bedroom Three**

Pedestal washbasin, W.C., panelled bath with shower screen and mixer taps. Heated towel rail.

### **Bedroom Four (16'8 x 10'6, double aspect)**

Pine stripped floorboards. Wall mounted heater.

### **En suite shower room**

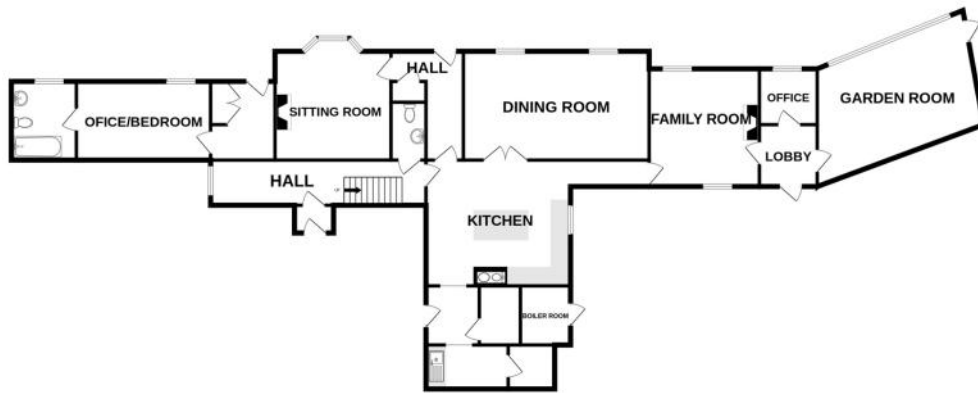
Pine stripped floorboards. Ceramic sink, mixer tap. Low level W.C. shower cubicle, Shaver point, heated towel rail.

### **Curtilage**

A private drive leads to a semi circular front garden and a gravelled parking area to the north of the house. The front garden area is bordered by mature conifer trees and a part walled/part picket fencing. Adjacent to the east extension is a brick store/utility room/W.C, and a gravelled barbecue terrace. To the south of the house is a lawned garden with a brick and flint boundary wall and a wood store. The rear garden looks out to the deer park.



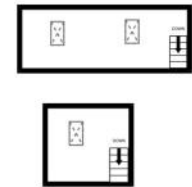
GROUND FLOOR  
1891 sq.ft. (172.0 sq.m.) approx.



1ST FLOOR  
939 sq.ft. (87.3 sq.m.) approx.



2ND FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



ORCHARD HOUSE, MELTON CONSTABLE PARK, MELTON CONSTABLE, NORFOLK NR24 2NQ

TOTAL FLOOR AREA : 3016 sq.ft. (280.2 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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Independent Estate Agents

**Pointens**

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | [enquiries@pointens.co.uk](mailto:enquiries@pointens.co.uk)