

Arnolds | Keys



8 Dairy Farm Barn Melton Park, Melton Constable, NR24 2NG Offers In Excess Of £475,000

- No onward chain
- Two bedrooms
- Gallery room
- Oil fired central heating
- Equally suitable for permanent or holiday use.
- Forming part of a prestigious development
- Two bathrooms (one ensuite)
- Open views over farmland
- Grade II listed
- Garage

8 Dairy Farm Barn Melton Park, Melton Constable NR24 2NG

Offered with no onward chain is this stunning, three-storey barn conversion forming part of this unique and highly favourable Dairy Farm Development at Melton Park; a quiet countryside location with superb views over the surrounding farmland. The conversion of this property has retained a wealth of original charm and character yet blending with more modern features to provide a comfortable home, equally suitable for both permanent or holiday use. The barn complex was constructed in 1715 by Sir Jacob Astley (Lord Hastings) and The Dairy Farm, alongside nearby Melton Constable Hall, was the setting for the film 'The Go Between'. Number 8 is marked with a plaque bearing the initials JA and the date 1715 and has had the same owner since it was converted in 1995

Melton Constable itself is a small, former railway village and has a Doctors surgery, school, and a selection of local shops. The popular Georgian market town of Holt is just a short drive and is famous for its independent boutique shops, restaurants and the renowned Gresham's School.



Council Tax Band: D



ENTRANCE HALL

Fully glazed entrance door, tiled floor, exposed ceiling beams, radiator, stairs to first floor, door leading to:

LOUNGE/DINING ROOM

Arched window to front aspect with secondary glazing and views over gardens and surrounding area. Tiled floor, exposed ceiling beams, red brick fire surround housing wood burning stove. Provision for TV, understairs storage cupboard. Steps leading down to:

KITCHEN/BREAKFAST ROOM

With window and part glazed door to rear courtyard. Comprehensive range of shaker-style base and wall cabinets with solid composite work surfaces and metro tiled splashbacks. Inset sink unit, inset electric hob with filter hood above, electric oven beneath, provision for dishwasher, floor mounted oil fired boiler providing central heating and domestic hot water. Radiator.

FIRST FLOOR LANDING

Radiator, stairs to second floor.

BEDROOM 1

Two windows to front aspect with views over the open farmland, range of full height, built in wardrobe cupboards, radiator, door to:

ENSUITE

High level window to side aspect, radiator, close coupled w.c., pedestal wash basin with electric shaver light above, panelled bath with telephone style mixer tap and shower attachment, glazed screen, tiled splashbacks.

BEDROOM 2

Built in cupboard, split level with two steps down to bedroom. Window to side aspect, conservation roof light, radiator, exposed brickwork and ceiling beam.

SECOND FLOOR

GALLERY ROOM

A most impressive and beautifully proportioned room with a wealth of exposed timbers. Two radiators, provision for TV, conservation roof light and window to side aspect.

OUTSIDE

The property has the benefit of a lock-up GARAGE in a separate block.

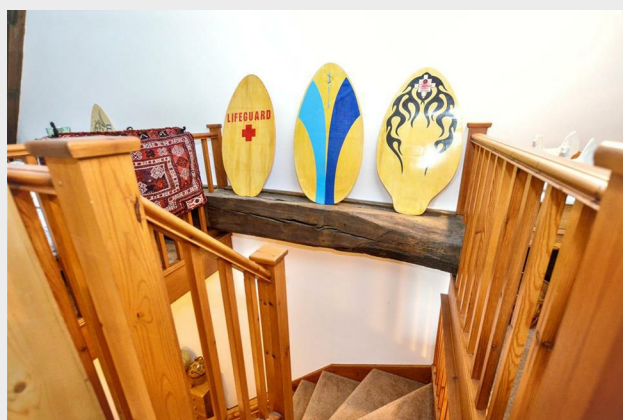
GARDENS

To the front of the property is a large lawned garden

area with central pathway winding down to the entrance door. To the rear of the property is a small enclosed courtyard.

AGENTS NOTE

The property is freehold, has mains electricity and water connected. There is a private drainage system shared with adjoining properties and a Residents' Management Company has been formed to ensure the smooth running of the Estate. One share will be transferred with the sale of this property and an annual charge is paid towards ongoing costs.



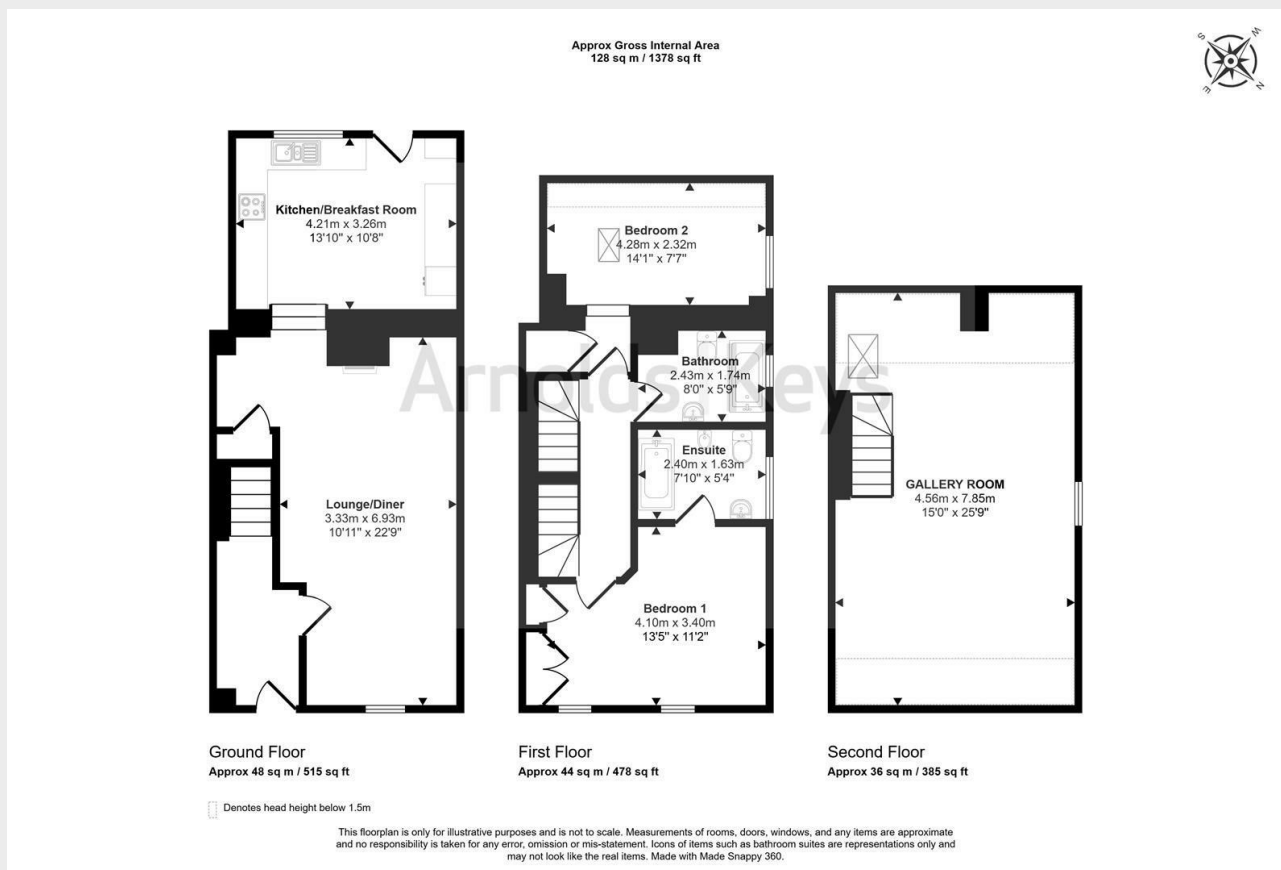


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

This property does not require an EPC as it is listed.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.