

# Arnolds | Keys



**11, Dairy Farm Melton Park, Melton Constable, NR24 2NG**

**Price Guide £525,000**

- Delightful home of charm and character
- Former cow shed
- Three bedrooms
- Oil fired central heating
- Forming part of a prestigious development
- Delightful gardens
- Two bathrooms (One ensuite)
- Garage

# 11, Dairy Farm, Melton Park, Melton Constable, NR24 2NG

A wonderful opportunity to acquire a desirable, single storey barn conversion which forms part of the unique and highly favourable Dairy Farm Development at Melton Park situated in a quiet countryside location. The original conversion of this property, previously a cow shed, has been undertaken with flair and imagination, offering a blend of historic elegance and modern comfort. The beautifully proportioned accommodation has the benefit of an oil fired central heating system and is excellently presented throughout.

Melton Constable is a small, former railway village and has a Drs 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. This is an ideal property for those seeking a highly individual home with the peace and quite that the Norfolk countryside offers.



Council Tax Band: D



## ENTRANCE HALL

With part glazed, composite entrance door, radiator, tiled floor.

## UTILITY ROOM

Continuation of tiled floor, window to side aspect, fitted base and wall cabinets with solid work surface and matching upstands. Inset sink unit, provision for washing machine and tumble dryer, floor mounted oil fired boiler providing central heating and domestic hot water.

## SITTING ROOM

A split level room with a vaulted ceiling and exposed beams, built in cloaks cupboard, feature, full-height red brick chimney with wood burning stove in brick recess, provision for TV, three radiators, window and French doors to rear garden.

## KITCHEN/DINING ROOM

Range of base and wall cabinets with solid work surfaces and matching upstands, tiled floor, inset double bowl sink with mixer tap, Stoves electric Range Style oven with induction hob and stainless steel filter hood above. Integrated dishwasher, refrigerator and freezer, ample space for dining, French doors to courtyard.

## INNER LOBBY

With roof light.

## BEDROOM 1

French door to rear garden, vaulted ceiling with exposed roof timbers, radiator, built in double wardrobe cupboard, point for TV. Door to:

## ENSUITE

Corner shower enclosure with mixer shower, radiator, close coupled w.c., vanity wash basin, wall mirror with electric light above, fully tiled walls and floor, Velux roof light.

## BEDROOM 2

Window to rear aspect, radiator, exposed timbers, built in double wardrobe cupboard, point for TV.

## BATHROOM

Panelled bath with mixer shower and screen, close coupled w.c., vanity wash basin, chrome heated towel rail, wall mirror with electric light above, Velux roof light, tiled floor.

## BEDROOM 3

Radiator, two Velux roof lights, built in store cupboard.

## OUTSIDE

**GARAGE:** In small block at front with double doors, power, lighting, overhead storage and oil tank, space for additional car. **TIMBER GARDEN SHED.**

## GARDENS

The property is approached through a courtyard style garden leading to the front entrance. There is a further, fully enclosed courtyard from the Kitchen. The main garden area is at the rear and this has been thoughtfully landscaped by the current owners and is beautifully presented with numerous shrubs and colourful plants surrounding a central lawn. Immediately at the rear is a paved patio ideal for alfresco dining.

## 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 in the region of £400 is paid towards ongoing costs.



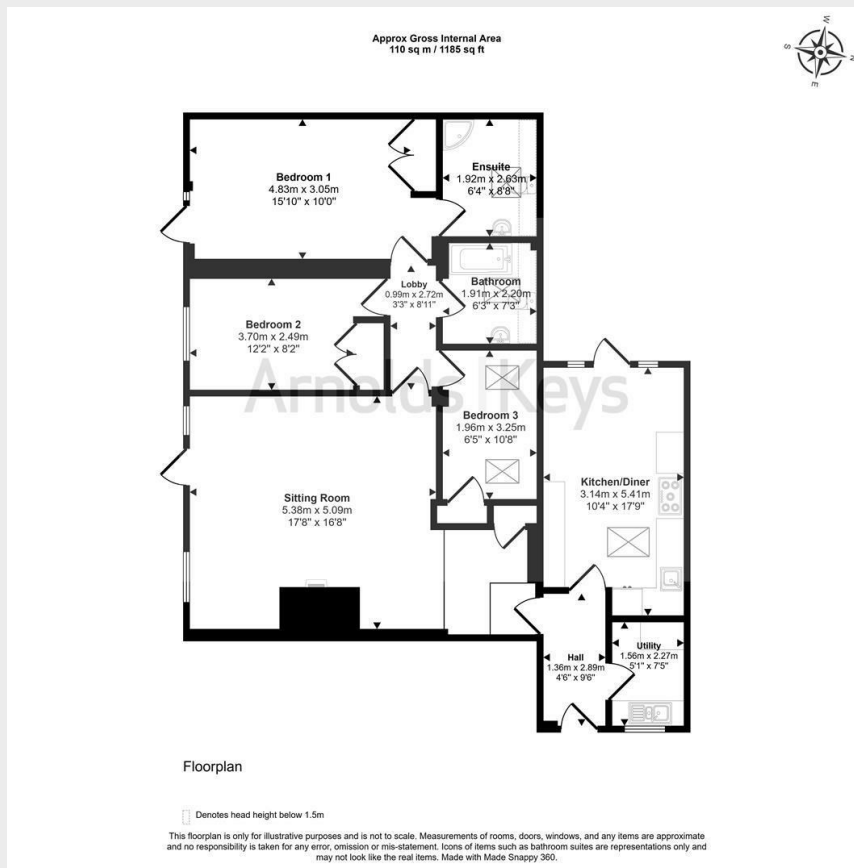


## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	<b>70</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.

