



1 Bale Road, Sharrington

Melton Constable



Minors & Brady

1 Bale Road

Tucked away in a wonderfully quiet corner of Sharrington, this inviting home immediately feels like a place where space, light and possibility come together. Inside, a choice of welcoming reception areas offers room to gather, unwind, or adapt the layout to suit changing needs. A generous sun room draws in the garden views, creating a natural hub for everyday living. A separate office provides a peaceful spot for work or quiet focus. Practical touches include a ground-floor WC, useful storage, and a kitchen that connects smoothly with the main living spaces. Upstairs, three comfortable bedrooms are served by a remarkably spacious bathroom designed for long, luxurious mornings or relaxed evenings. The large garden forms a private backdrop to the home, enhanced by several outbuildings ideal for storage or creative use. With off-road parking and a serene village setting, this is a property that balances comfort, flexibility, and rural calm. Please note: this property is subject to a Section 157 restriction, meaning it must be occupied by someone who has lived or worked in Norfolk, ensuring it remains available to those with a strong local connection.

- Peaceful village position offering a sense of privacy and rural calm
- Multiple reception areas providing adaptable everyday living space
- Spacious sun room designed to capture natural light and garden views
- Separate office ideal for remote working or quiet study
- Practical ground-floor layout including WC and discreet storage solutions
- Well-proportioned bedrooms offering comfort and flexibility
- Generous upper-floor bathroom with an extensive multi-piece suite
- Please note: this property is subject to a Section 157 restriction, meaning it must be occupied by someone who has lived or worked in Norfolk
- Several outbuildings suitable for storage, hobbies, or workshop use
- Convenient off-road parking at the front of the property

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The Location

Bale Road sits along Holt Road in the picturesque village of Sharrington, a location that perfectly balances peaceful countryside living with excellent access to North Norfolk's most sought-after destinations. The village itself is quiet yet welcoming, surrounded by rolling farmland, wide skies and traditional brick-and-flint architecture that give this corner of Norfolk its distinctive charm.

Just a short drive away lies Holt, a vibrant Georgian market town with a strong sense of community and enduring character. The town's identity has been shaped in part by Gresham's School, a prestigious institution that has been at the heart of Holt for more than 450 years. The historic streets are lined with beautifully preserved buildings, independent boutiques, and artisan stores, many of which are championed by the 'Love Holt' initiative supporting local business.

Throughout the year, Holt hosts a number of much-loved events, including the summer Holt Festival, which brings art, music, and culture to the town, and the nostalgic 1940s Weekend, when the streets come alive with vintage cars, costumes, and community spirit. Traditional butchers, greengrocers and bakeries remain central to the town's long-standing character.

The town's café culture is equally appealing, with plenty of spots to linger over coffee or lunch. Byfords, housed in Holt's oldest building, remains a favourite with locals and visitors alike, serving as both a deli and a relaxed meeting place. The surrounding property market is rich and varied, from elegant Georgian townhouses and leafy 1930s homes to stylish countryside residences that embrace the area's natural beauty.

Holt is also well-connected and surrounded by green space. Holt Country Park offers tranquil woodland walks, while Spout Hills provides open views across the landscape. The North Norfolk coast, with its sandy beaches and wildlife-rich salt marshes, is just a short drive away, and the city of Norwich.



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Sharrington, Melton Constable

Bale Road, Sharrington

Set in the peaceful and highly sought-after village of Sharrington, this well-proportioned three-bedroom semi-detached home offers generous living spaces, extensive gardens, and a flexible layout suited to both family life and modern working needs.

Positioned in a quiet setting with convenient parking to the front, the property blends comfort, practicality and charm throughout.

On entering the home, you are welcomed by a bright entrance hall that sets the tone for the spacious accommodation ahead. To one side lies the dining room, a versatile space ideal for family meals or entertaining, with the sitting room beyond providing a warm and inviting environment for everyday relaxation. From here, double doors lead into a large sun room, flooded with natural light and offering wonderful views across the garden, an ideal year-round living area or an additional entertaining space.

A dedicated office provides a quiet and private area for home working or study, while an internal hall connects the ground-floor spaces and incorporates a convenient WC along with practical under-stair storage.

The kitchen sits at the rear of the property, offering generous workspace and direct access to the sun room.



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The first floor hosts three well-proportioned bedrooms, each with its own character and layout flexibility. Completing the upper level is an impressively sized family bathroom, fitted with a substantial multi-piece suite including a freestanding bath, dual sinks, WC, shower, and bidet, providing a spacious environment.

Outside, the property boasts a large garden, offering a peaceful and private space with excellent potential. Several outbuildings, as indicated on the floor plan, provide valuable storage, workshop, or hobby areas.

The front of the property offers off-road parking, adding reassuring practicality in this tranquil village location.

This home represents a rare opportunity to acquire a generously sized property in Sharrington with exceptional indoor and outdoor space, modern comforts, and a layout offering considerable flexibility.

Agents Note

Sold Freehold

Disclaimer: *This property has a Section 157 (North Norfolk Rule).*

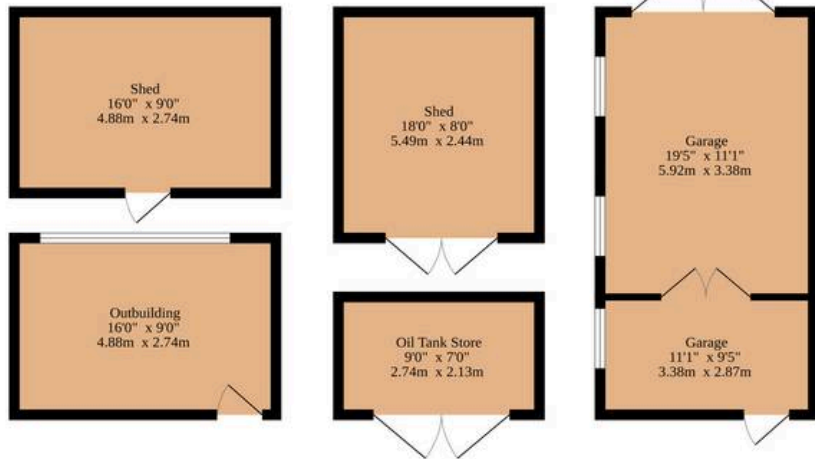
Meaning it must be occupied by someone who has lived or worked in Norfolk, ensuring it remains available to those with a strong local connection.

Connected to oil-fired heating, mains water, electricity and private drainage.



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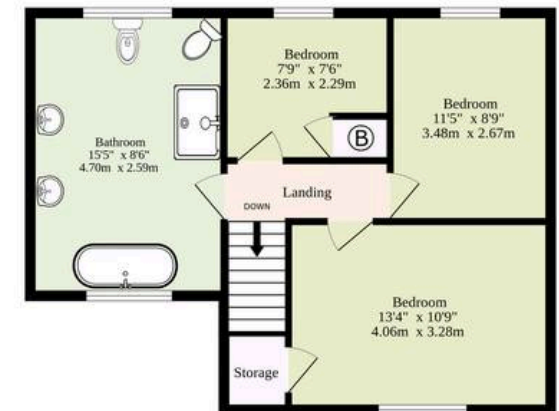
Outbuildings
817 sq.ft. (75.9 sq.m.) approx.



Ground Floor
973 sq.ft. (90.4 sq.m.) approx.



1st Floor
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 2295 sq.ft. (213.2 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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