



15 Hindolveston Road, Melton Constable



Minors & Brady

# 15 Hindolveston Road

## Melton Constable

Enjoying open field views to both the front and rear, this semi-detached period cottage presents a rare opportunity to create a home tailored to your own style. The property offers clear scope to update and potential to extend, subject to the necessary consents, making it ideal for buyers keen to add value over time. Internally, there is a character lounge with a brick fireplace, a separate dining room overlooking the enclosed rear garden, and a fitted kitchen opening into a brick and glazed conservatory. A modern ground-floor shower room serves the home, while upstairs there are three first-floor bedrooms, two with built-in wardrobes. Outside, the generous enclosed garden includes a greenhouse, timber sheds, and multiple outbuildings, and off-road parking is provided by a garage. The village itself benefits from a parish church and village hall, with everyday amenities available in nearby Fakenham and Holt.

### Location

Set within the rural village of Hindolveston, just outside Melton Constable, Hindolveston Road enjoys a countryside setting surrounded by open fields and wide Norfolk skies. The village offers a strong sense of community along with a parish church and village hall, while everyday essentials can be found in nearby Fakenham and Holt, both within easy driving distance. The North Norfolk coastline, including Wells-next-the-Sea and Sheringham, is also readily accessible, offering sandy beaches, coastal walks and independent shops. Schooling options, healthcare facilities and further amenities are available in the surrounding market towns, making day-to-day living straightforward. The area is also well connected by road links, providing convenient access across North Norfolk and towards Norwich.





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Stepping inside, the lounge is centred around a brick fireplace with a freestanding stove set on a raised hearth. A front-facing window frames the field views, and there are built-in storage cupboards on either side of the chimney breast. A staircase rises to the first floor from this room.

The dining room sits to the rear, providing a generous space with a window overlooking the garden. Built-in cupboards add practical storage, and a door leads through to the kitchen. The kitchen is fitted with wall and base units, tiled splashbacks and work surfaces, with a sink positioned beneath a window looking out to the rear. A stable style door opens into the conservatory.

Extending the living space, the conservatory is constructed with brick lower walls and glazed elevations beneath a translucent roof, creating a bright transition space with direct access to the garden.

Also on the ground floor is a modern shower room, finished with tiled walls and a large walk-in shower enclosure with glass screen, wall-mounted grab rails, wash basin and WC.

Upstairs, the landing leads to three bedrooms. Two of the bedrooms include built-in wardrobes, while the third provides a further single bedroom or study space. Each room benefits from natural light and elevated views across the surrounding fields and countryside.



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Externally, the generous and mature rear garden is predominantly laid to lawn and enclosed by fencing and established hedging, creating a well-defined outdoor space with open views beyond. Within the grounds are several outbuildings, including two stores and a workshop, alongside a greenhouse and additional timber sheds, providing extensive storage and practical workspace. A garage is positioned on the plot, with off-road parking available via the driveway to the front. With field views to both front and rear, substantial garden space and a range of outbuildings, this character cottage offers clear scope for modernisation and personalisation, together with potential to extend subject to the necessary consents, making it an appealing opportunity in a rural setting.

## Agents notes

Sold freehold, connected to main services: electricity.

Oil-fired central heating

Private water supply

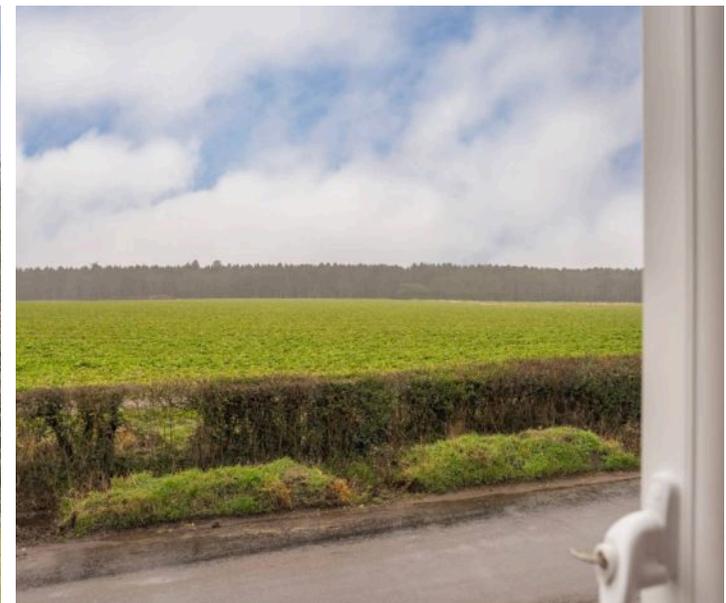
Septic tank drainage system

Council Tax Band- B

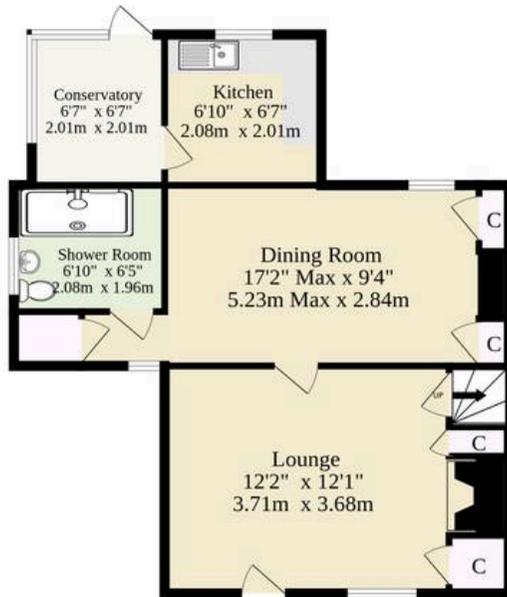
This property is subject to a Section 21 restriction under the North Norfolk Local Plan. It may only be occupied as a principal residence and cannot be used as a second home or holiday let. Buyers will be required to demonstrate compliance with the occupancy conditions set by North Norfolk District Council.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

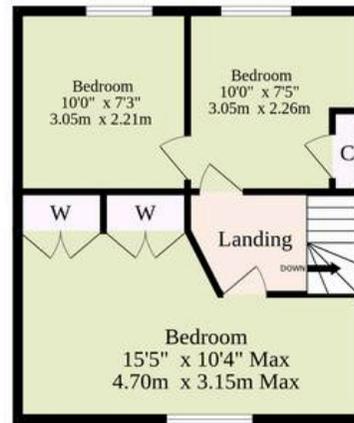
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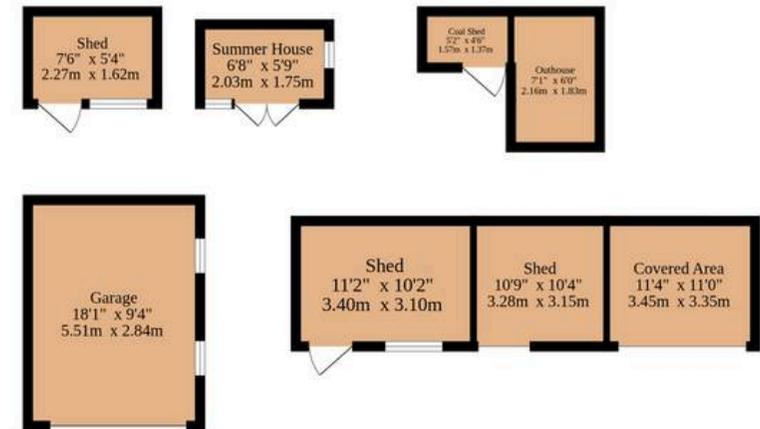
Ground Floor  
447 sq.ft. (41.5 sq.m.) approx.



1st Floor  
333 sq.ft. (30.9 sq.m.) approx.



Outbuildings  
1727 sq.ft. (160.4 sq.m.) approx.



Sqft Includes Outbuildings

**TOTAL FLOOR AREA : 2507 sq.ft. (232.9 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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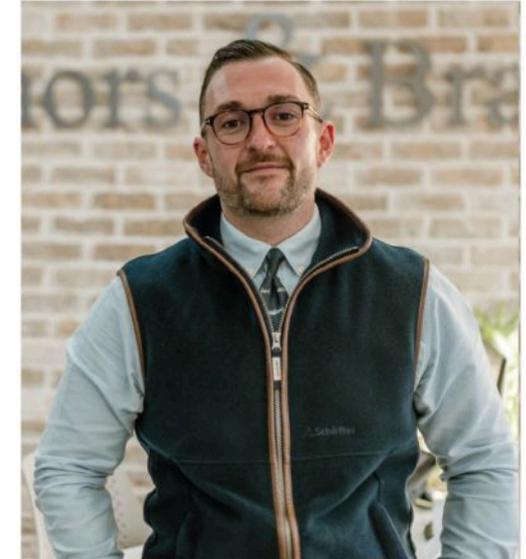
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## Minors & Brady

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