

# Mulberry House

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PITT FARM



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INTRODUCING

# Mulberry House

Pitt Farm, The Street, Baconsthorpe,  
Norfolk, NR25 6LF

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Grand Thresher Barn Style Brick and Flint Façade

Four Generous Bedrooms and  
Luxurious Bathrooms

Principal Bedroom with Dressing  
Room and En-Suite

Open Plan Living Space

Separate Utility Room, Study and Sitting Room

Built by Locally Renowned Devlin Developmentss

Covered Carport and Separate Store

Quintessential North Norfolk Location

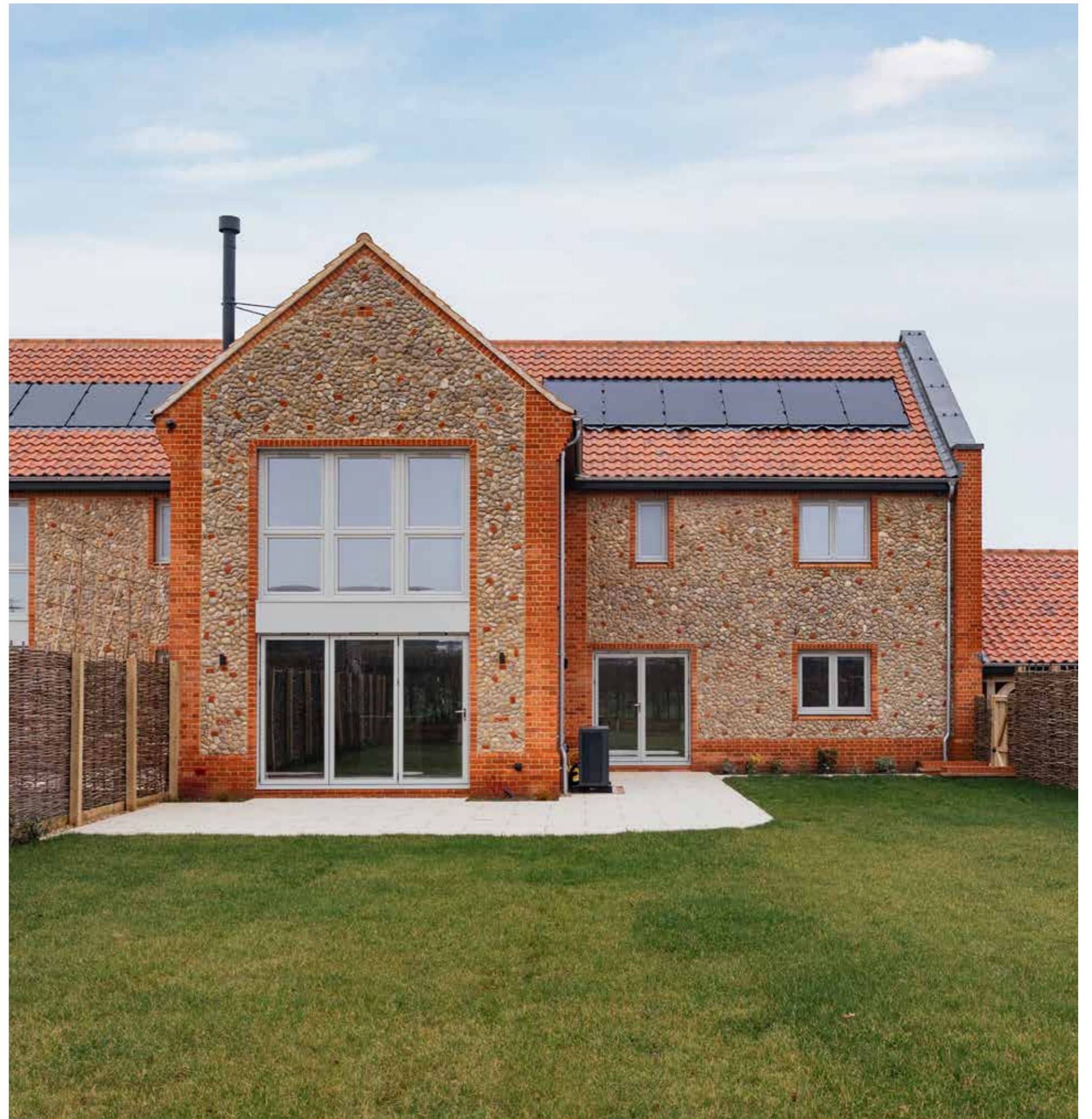
Short Drive to Holt and Coast Beyond

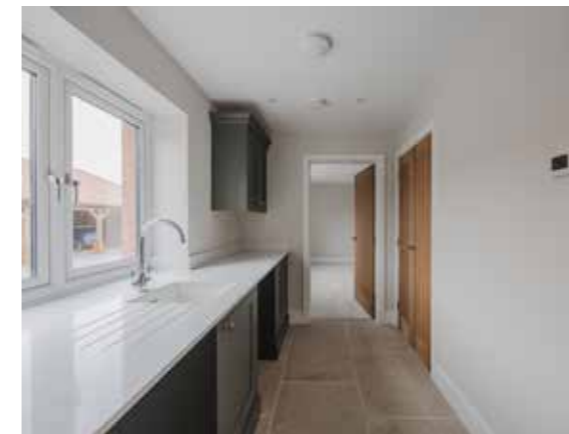
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**SOWERBYS HOLT OFFICE**

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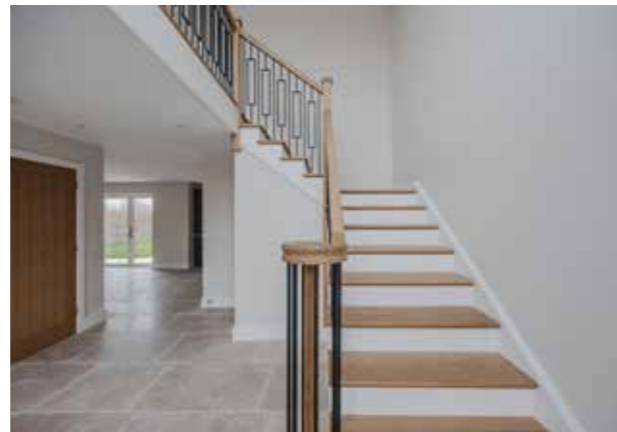


Impressive in both scale and presence, this grand Thresher Barn-style home presents a striking brick and flint façade, setting the tone for the quality and craftsmanship found throughout. Built by locally renowned Devlin Developments, the property sits within a peaceful North Norfolk setting, just a short drive from the delightful market town of Holt and the coast beyond.

Upon entering, the sense of space is immediate, with a generous central hallway providing an elegant introduction to the home. At its heart lies a beautifully designed open-plan living space, perfectly arranged for modern family life and entertaining, with seamless access to the garden beyond. The handmade kitchen forms a focal point, combining refined craftsmanship with high-quality appliances, while a separate lounge, study and utility room offer flexibility for quieter moments, home working and practical living.

The first floor offers four generous bedrooms, complemented by luxurious bathrooms finished to a the highest standard, creating calm and inviting spaces to retreat to at the end of the day. Throughout the home, careful attention to detail and a commitment to quality are evident, resulting in interiors that feel both elegant and enduring.

Externally, covered carport parking and a separate store provide practicality without compromising on style. Sustainability has been thoughtfully integrated, with solar panels, battery storage and air-source heating ensuring efficient, future-focused living. This exceptional home offers a rare opportunity to enjoy refined country living within easy reach of North Norfolk's most sought-after towns and coastline.



# Specification

## KITCHEN

- Quartz work surfaces
- Shaker style units
- Appliances - Neff, Bosch or similar: double oven, hob and extractor, full height fridge and freezer, wine cooler and dishwasher
- Boiling water tap
- Water softener system

## BATHROOMS & EN-SUITES

- Contemporary bathroom fittings
- Vado showers and taps
- Vanity units
- Full tiling to baths and showers / half tiling to rest of bathroom
- Heated towel rails
- Luxury hard flooring

## INTERNAL

- Luxury hard flooring to: kitchen, dining areas, utility and hallway
- Quality carpet to rest of house
- Fitted wardrobes to principal bedroom
- Alarm system
- TV, sky and data points to each room
- Underfloor heating (zoned to individual rooms)
- Oak finished internal doors
- LED downlights throughout
- Wood burning stove to lounge

## EXTERNAL

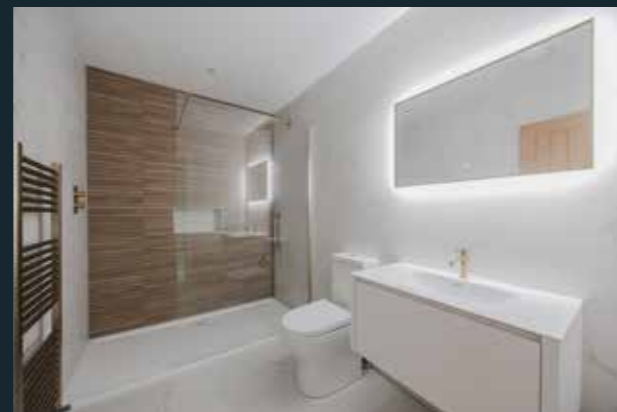
- Traditional construction
- Brick and flint
- UPVC agate grey double-glazed windows
- Lindab guttering
- External lighting
- Willow fencing between plots to rear gardens
- Turfed front and rear gardens
- Shrubs and Planting
- Porcelain patio area
- Shingle roadway
- Outside tap front and back
- Outside power socket
- 4 KW of PV Panels
- Battery storage
- Anderson EV car charger

## SERVICES

- Air source heating system (Grant Aeron)
- Mains water & electricity
- Treatment plant (Klargester BioTec+)
- Full fibre to premises

## WARRANTY

- David Bullen 6-year CML certificate
- Central heating and appliances guaranteed



# Floor Plan



## GROUND FLOOR

Kitchen/Dining/Lounge Room:  
Sitting Room  
Study

25'6" max x 25'5" max (7.76m x 7.75m)  
14'7" x 13'11" (4.45m x 4.24m)  
13'11" x 7'8" (4.24m x 2.34m)

## FIRST FLOOR

Principal Bedroom  
Dressing Room  
Bedroom Two  
Bedroom Three  
Bedroom Four

15'7" x 12'2" (4.75m x 3.71m)  
10'2" x 6'9" (3.11m x 2.05m)  
13'1" x 10'10" (3.98m x 3.30m)  
14'8" x 9'3" (4.47m x 2.83m)  
12'8" x 9'3" (3.85m x 2.83m)

## OUTBUILDINGS

Store  
Cart Shed

21'7" x 10'5" (6.59m x 3.17m)  
21'7" x 20'2" (6.59m x 6.15m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2026 | www.houseviz.com

# Baconsthorpe

TRANQUIL LANDSCAPES CLOSE TO CENTURIES OF RICH HISTORY

The village of Baconsthorpe is surrounded by unspoilt countryside, situated approximately four miles east of Holt and a short distance from the North Norfolk coast. It is one of the few places in the county where a census before 1841 containing names survives. It is here that the ruins of Baconsthorpe Castle can be found, which date back to the early 15th century.

Holt is one of the most attractive small towns in Norfolk with the main street lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555.

The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



**COUNCIL TAX**  
Band to be confirmed.

**ENERGY EFFICIENCY RATING**  
A SAP assessment will be available on completion.

**TENURE**  
Freehold.

**LOCATION**  
What3words: /// samplers.advances.success

**AGENT'S NOTE**  
Please enquire regarding general covenants applicable to new builds.  
The farm house has rights to the gates half way down the new private drive.  
There is a business operation restriction on the property, whilst holiday letting is permitted.  
Long driveway shared with neighbouring development.  
Some internal images have been virtually staged for representative purposes.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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