



The Coach House
Bridge Road | High Kelling | Norfolk | NR25 6QS

ARTS & CRAFTS ABOUND



This wonderful detached home is a very fine example of Arts and Crafts style architecture and is the restored former coach house and stables for Voewood House, which it overlooks. Located on a private plot of approximately two acres and constructed of sandstone and flint, this unique property is approached via a private drive. Standing apart from the house is a large outbuilding divided into storage areas and a new working summer kitchen. The grounds consist of woodland, an area of orchard and a formal flower garden, and there is parking for several vehicles on the shingled drive.



KEY FEATURES

- A Unique Grade II Listed, Arts & Crafts Style, Restored Former Coach House and Stables
- Situated within walking Distance to Holt Town Centre
- Two/Three Bedrooms, Family Bathroom and Shower Room
- Two/Three Reception Rooms
- Large Barn Outbuilding housing Storage Rooms and Pantry/Summer Kitchen
- Idyllic Private Position overlooking Voewood Country House
- The Grounds extend to around 2 acres (stms)
- Total Accommodation extends to 2,628 sq.ft
- No EPC Required

With a setting in the highly sought-after small village of High Kelling, close to the Georgian market town of Holt, the present owner has owned the coach house for just under thirty years after she and her late husband were introduced to it by the architect Peter Strudwick in September 1996. "As he drove us up the drive we gasped: the big house was Home Place (the former name for Voewood House), the icon of all Arts and Crafts architecture," the owner said. "But by then the big house was a tired old people's home and the coach house and stables (which were to become our home) were derelict, and charmingly so: antique heavy machinery stranded in the coach yard, and the great horse-shoe doors grounded. And behind the coach house was the orchard, russet in the sunlight, heaped with apples and wasps. We were enchanted."

A Complete Restoration

Featuring the same wonderful external facings as Voewood House itself, the owner and her husband instantly knew that the neglected property had to be restored. "We had to make it into a home. On the outside, to preserve the flints, the carrstone, the lapped tile trimmings, the tall decorative chimney, the oculi, the casement windows; and on the inside, to make large simple spaces, high-ceilinged, and an artist's studio." The building consisting of the coach room, stables, engine room, tack room and hayloft had never been a domestic residence before so their work was cut out for them. The interior of the coach house is light and airy, and intentionally flexible in its use. "What we created inside were large open, multi-use spaces rather than traditional public rooms and bedrooms. So, in addition to kitchen and bathrooms, there are five large, high-ceilinged adaptable spaces. They could be divided to make more rooms and there is the possibility of introducing mezzanines (something we never wanted) in three of the spaces. It has capabilities." A later development was a large outbuilding (comprising a summer kitchen and sheds, one of which is perfect for a workshop/studio space). "This was created by Anthony Hudson's team, and probably one of their smallest projects! After much debate, they proposed a traditional building, rather than the glass and steel structure which was my first idea." The house is listed Grade II, while the garden is ranked Grade II* on the government's Register of Historic Parks and Gardens.





KEY FEATURES

Voewood House

It is impossible to tell the story of the Coach House without telling that of Voewood House itself, both because the coach house is situated in such close orbit to the main house, and because it would not exist but for the main house. Voewood was built for the Reverend Percy Robert Lloyd who commissioned E.S. Prior, a pre-eminent British architect who was one of the main proponents of the Arts and Crafts Movement. Work began on the plot in High Kelling in 1903, commencing with the various attendant buildings including the coach house, a number of other outbuildings (some with thatched roofs) and the complex of gardens. Construction of the main house did not begin until a year later.

Favourite Spaces

When asked about favourite areas in the house, the owner replied, "It's hard to choose favourite rooms. The sitting room with its huge Raïs fire is a winter evening favourite. The dining room with a new Eco Dru fire is cosy for daytime. And in summer these rooms are cool while the coach room is flooded with sunshine and warmth. The bathroom is a room with a view: the flower garden."

The Grounds

The garden of almost two acres was also badly neglected and requiring attention when the owner and her husband began on the restoration. "We built low walls and gates, replaced old fruit trees, added a box parterre in a grid pattern, restructured the flower garden as a walled monastery or college garden (think Wolf Hall) and stocked it with traditional plants: roses paeonies, corncockle, Solomon's Seal, daphne, sweet williams, and many, many bulbs. Tulip time is amazing." To the front of the property is a walled gardens with two small lawns, enclosed with a pear espalier, cordoned cherries, and weeping crab apples. A vegetable garden was a later addition during lockdown. The owner purchased an area of woodland to the side of the plot (along with further parcels of land). "This was the old arboretum of Home Place – no doubt planted when it was first built, and now full of mature oak, copper beech, hazels, holly, cedar, pines, and lime. With an undergrowth of daffodils and chionodoxa in early spring, bluebells a little later, and then alkanet, cat mint and old man's beard deeper into the season, and finally snowdrops and hellebores at the end of winter." Another area of woodland purchased is an oak spinney, "With laurel undergrowth, where the deer hide, and where we have never been". In addition, there is a large mixed orchard with "Apples, quince, cherries, medlars, plums, pear, with a floor of thousands of primroses, and an avenue of Norwegian maples." Asked about favourite spots to sit in the garden, the owner replied that they have been spoilt for choice. "Perhaps the orchard in the morning, the terrace at the back for lunch under the cherry trees. Flower garden in the afternoon and evening to face the sunset. And, oh yes, how could I forget! My husband made a Japanese courtyard garden with raked gravel, Tai Haku cherry trees, a Japanese maple, cyclamen and fritillaries, below a wooden deck."

































INFORMATION



On The Doorstep

"The sea and the Georgian town of Holt are in walking distance," the present owner said when extolling the virtues of the location. The village of High Kelling is close to both Blakeney and Cley on the North Norfolk coast, an Area of Outstanding Natural Beauty celebrated for its wildlife and scenery. A few minutes' drive from the property a range of independent shops can be found in Holt, and also Gresham's School which caters for boys and girls from pre-preparatory through to sixth form. "We have a steam railway, Kelling Heath, shopping at the farm shops, sailing, seal trips, bird hides and marshes. Local forage includes crabs, strawberries and asparagus as well as good pubs and seafood restaurants," the owner added. High Kelling itself has a post office/store, a social centre and GPs surgery.

How Far Is It To?

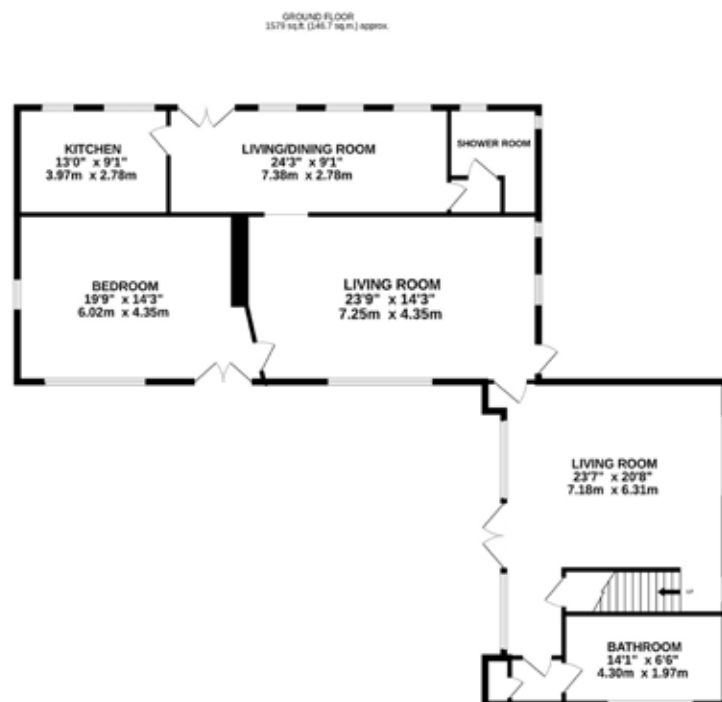
There are mainline trains from Sheringham (5 miles away) to Norwich, from which there is a rail service to Liverpool Street in London. The International Airport in Norwich is approximately 23 miles by road. Norwich offers a multitude of businesses and leisure pursuits along with restaurants, cafes, a covered market, shopping malls, cinemas and theatres as well as the beautiful Cathedral and historic lanes.

Directions

Leave our office in Fakenham on the A148 road signposted to Cromer/Holt. Follow this road passing through the villages of Thursford and Letheringsett and then at the roundabout take the 1st exit and stay on the A148. After 1 mile take a left hand turn onto Bridge Road before turning first left again into the concealed drive (signposted to The Coach House and Home Cottages) down the long drive to The Coach House.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Private Drainage via Septic Tank
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
North Norfolk District Council - Council Tax Band E
Freehold



TOTAL FLOOR AREA : 2628 sq.ft. (244.1 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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