



THE STORY OF

1 Wincliff Drive

High Kelling, Norfolk

SOWERBYS

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THE STORY OF

1 Wincliff Drive

High Kelling, Holt, Norfolk
NR25 6UB

Happiness is not measured by what you hold in your hand, but by what you hold in your heart.

Detached Three Bedroom Residence

Set on a Single Level

Immaculately Presented Throughout

Elegant and Stylish Interiors

Established Landscaped Gardens

Detached Garage

Glorious Open Views

Prime Village Location

Short Drive to Coast

Close to Holt

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“Being able to engage with such a thriving and sociable community has been extremely rewarding.”

Lateral living at it's finest with elegant interiors, landscaped gardens and a peaceful and discreet setting.

'1 Wincliff Drive' is a wonderful home boasting a very special location, nestled alongside open space in a small and exclusive private close.

Set at the end of Vale Road, arguably the most exclusive residential private roads in High Kelling, Wincliff Drive features just three individual homes that enjoy a high degree of privacy, seclusion and peace, yet is conveniently placed close to the Georgian market town of Holt and north Norfolk's glorious coastline.

Built of modern construction, this fine home boasts immaculately maintained and presented accommodation set on a single level that extends to over 1000 sq. ft. along with a detached garage. Modern luxuries and efficiency include double glazing throughout, gas fired central heating and cavity wall insulation.

A central entrance hall gives way to balanced accommodation that offers an abundance of versatility. A spacious living room exudes style and elegance with oak floors, a wood-burning stove and a delightful southerly outlook. A stylish kitchen features an extensive range of 'Shaker' style cabinets and a suite of appliances.



The principal bedroom features fitted wardrobes and a luxurious en-suite shower room. Bedroom two also features fitted wardrobes, whilst bedroom three offers a high degree of versatility and is currently utilised as a formal dining room. The accommodation is completed by a well-appointed, family sized bathroom.





The quality and refinement continue on the outside of this fine home with immaculate, landscaped gardens which wrap around on three sides. As you approach the property, a garden area features a pathway flanked by colourful shrub and flowering beds and to one side is a hard-standing for parking and access to the detached garage.



On the south elevation of the property is an enclosed garden with shaped lawns bordered by well-stocked shrub and flowering beds. Two well-positioned sun terraces make the most of the south and westerly aspects and create ideal options for outside dining and entertaining.

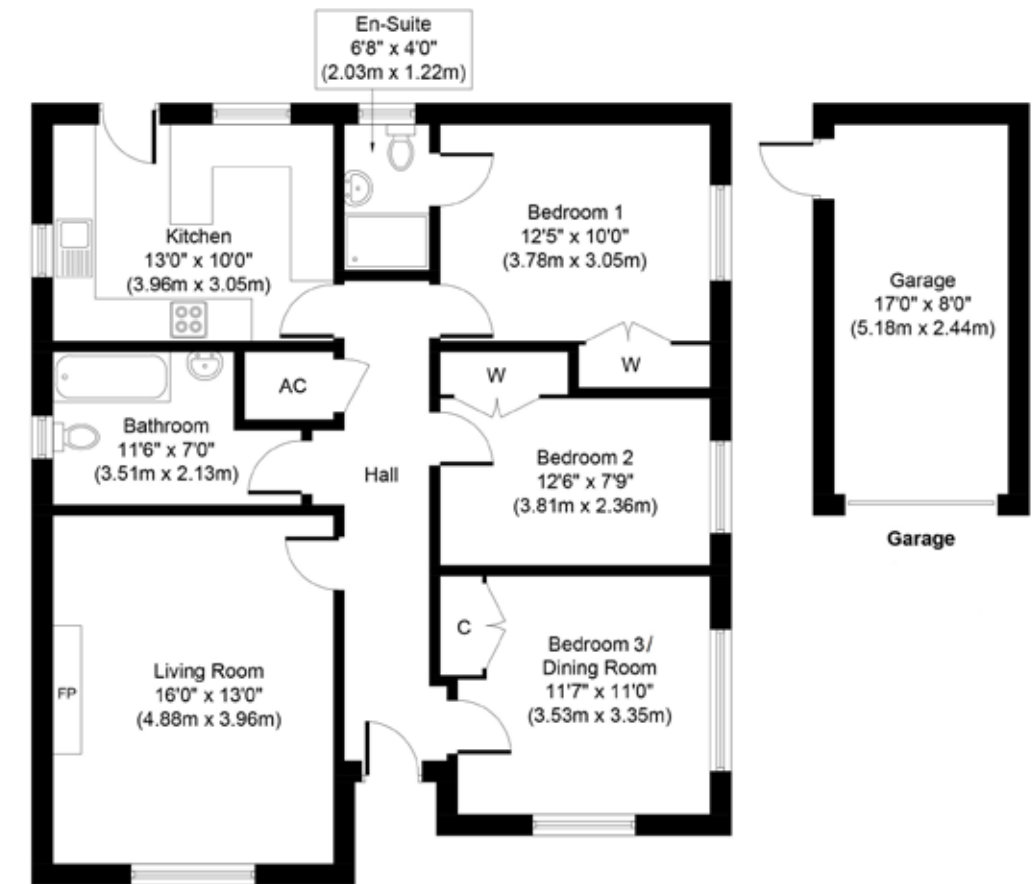


“The terrace is a beautiful place for drinks in the evenings as the sun sets over the adjacent fields.”

On the west elevation a timber framed pergola and covered area opens onto a courtyard and provides access to the garage and a garden shed with wood store. The shed and garage are fitted with power and lighting, to include external power sockets supplied to the garden.



The gardens enjoy a delightful vista over open space which creates an idyllic and private environment. Further private parking options are provided by an additional hard-standing to the right-hand side of the private close.



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 mis-statement. 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.

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ALL THE REASONS

High Kelling

IN NORFOLK
IS THE PLACE TO CALL HOME



Driving through the pine forest-lined road as you arrive at High Kelling on a sunny day, you instinctively

know you are close to the coast and there's a timelessness to this area that has been entertaining day-trippers and holidaymakers for decades. Less than two miles from Holt, the North Norfolk Railway steam train stops here and the 40s weekend sees the area come to life with visitors dressed in World War II outfits and vintage cars, as if the years have been rolled back.

Many follow the Holt Road to Cromer and its famous pier, or pare off to Sheringham to enjoy a walk on the cliffs, but there's plenty to enjoy about High Kelling for those who chose to make it home. Gorgeous, spacious period homes, many from the 20s and 30s – perhaps why this spot feels so unspoilt – are nestled among the lofty pines, and with independent Gresham's school just minutes away there are many families who came for a break and found a fabulous place to live.

The school has strong connections with Holt Rugby Club which sits on nine acres at High Kelling's Bridge Road, and a young players programme has nurtured local talent, most notably Ben Youngs, England's most-capped scrum-half of all time. Nearby, Voewood is an incredible Grade II listed, Arts and Crafts style house designed and built in the early 20th century in a unique 'butterfly' style with a central three-storey portion flanked by two, two-storey 'wings'. Restored by rare books dealer Simon Finch in 1998, the country house hosts weddings and events in its 11 acres, along with providing a base for his arts business.

Discover more of the area's history with a visit to nearby Felbrigg Hall, a Tudor estate and now a National Trust property, or further inland to Blickling Hall, a Jacobean estate which is believed to be the birthplace of Anne Boleyn. Past and present, High Kelling is a wonderful spot in this fascinating part of Norfolk.



Note from Sowerbys



A view of the property's approach.

“The property is blessed with a peaceful and discreet location yet so convenient for the delights of north Norfolk.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 9011-2789-9090-2492-9311

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///stoppage.pose.sitting

AGENT'S NOTE

The property is subject to a voluntary contribution of £40.00 annually for The Vale Road and Wincliff Drive, Road maintenance fund. All properties contribute.

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.

SOWERBYS



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