



THE STORY OF

York House

High Kelling, Norfolk

SOWERBYS



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York House

Bernard Road, High Kelling
Norfolk, NR25 6RB

Meticulously Renovated Stylish Home
Immaculately Presented
The Most Beautiful and Unique Setting
Three Double Bedrooms
Family Bathroom
Potential to Extend
Ample Parking for Multiple Cars
Approximately 0.5 Acre Garden (STMS)
Close to Amenities and Holt

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Located at the end of a private road in the desirable village of High Kelling, this lovely detached house offers the most superbly secluded and tranquil setting.

York House has been meticulously renovated to a high standard by the current owners, providing a modern and flexible living space that caters beautifully to modern family life. This is thanks to the blend of large sociable spaces where the family can congregate between the two reception rooms and a spacious open-plan kitchen/dining room, with a practical contrast of a utility room and cloakroom to help alleviate the strain of a busy household -not forgetting the covered porch for any muddy paws or boots. The first floor boasts three double bedrooms and a family bathroom, ensuring ample space for family and guests.

The expansive 0.5 acre plot (STMS) offers privacy and a connection with nature, making it an ideal retreat from the hustle and bustle of everyday life. The gated entrance not only gives a striking first impression, but also enhances the sense of exclusivity and security. To the rear, its enchanting mature gardens are a standout feature, perfect for entertaining or enjoying the peace and quiet of your own wooded haven. The large summerhouse, equipped with power and light, and large shed provides additional versatile spaces, enhancing the property's natural appeal amongst the diverse array of mature trees, shrubs, and plants.

York House combines the charm of a village location with the convenience of modern living in one of the most unique and interesting locations.



The sun floods in through the leafy trees creating lovely dappled light.





First Floor



Ground Floor

Ground Floor Approximate Floor Area 957 sq.ft (88.92 sq.m)
 First Floor Approximate Floor Area 596 sq.ft (55.34 sq.m)
 Outbuilding Approximate Floor Area 91.04 sq.ft (8.45 sq.m)
 Approx. Gross Internal Floor Area 1,644 sq.ft (152.72 sq.m)

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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High Kelling

QUAINT VILLAGE WITH SCENIC VIEWS AND CHARMING COTTAGES.



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.



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 the Vendor



“We love the privacy of the plot and... beautiful woodland views.”

Woodland garden area of York House.



SERVICES CONNECTED
Mains water, electricity, gas and drainage.

COUNCIL TAX
Band E.

ENERGY EFFICIENCY RATING
C. Ref:- 2748-3038-5205-9754-3200

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: ///goodnight.squeaks.sprint

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SOWERBYS

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 St Martins
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for the homeless

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